

## 2. Transmittal Letter

December 18, 2015

Environmental Management Support, Inc.  
Attention: Mr. Don West  
8601 Georgia Avenue, Suite 500  
Silver Spring, MD 20910

RE: FY16 Brownfields Cleanup Grant Proposal, RFP No. EPA-OSWER-OBLR-15-06  
Cottonwood Joint School District #242 – 700 Lewiston Street Property in Cottonwood,  
Idaho

Dear Mr. West:

On behalf of the Cottonwood Joint School District #242, I am pleased to submit the above-referenced grant proposal. This transmittal letter includes all the information requested in the grant guidelines.

- a. Applicant Identification: Cottonwood Joint School District #242, 1916 East Street, PO Box 158, Cottonwood, Idaho, 83522
- b. Applicant DUNS No.: 100014901
- c. Funding Requested:
  - a. Grant Type – Brownfields Cleanup Grant
  - b. Federal Funds Requested \$150,303  
A "Hardship Waiver Request" is being requested for \$20,026 (See Appendix C)
  - c. Contamination: Hazardous Substances
- d. Location: City of Cottonwood, Idaho County, Idaho
- e. Property Name and Complete Site Address, including zip code: Former Cottonwood Elementary School, 700 Lewiston Street, Cottonwood Idaho, 83522
- f. Contacts:
  - a. Project Manager: Rene' Forsmann, Superintendent  
Cottonwood Joint School District, 1916 East Street, PO Box 158, Cottonwood, ID 83522,  
Phone: 208.962.3271, Email: [rfors@sd242.org](mailto:rfors@sd242.org)

1916 East Street  
PO Box 158  
Cottonwood, ID 83522  
P: 208-962-3271  
[www.sd242.org](http://www.sd242.org)

- b. School Board Chairman: Gus Heone, Chairman, Cottonwood Joint School District #242 Board, 1916 East Street, PO Box 158, Cottonwood, ID 83522, Phone: 208.962.3661, Email: [heoneg@sd242.org](mailto:heoneg@sd242.org)
- g. Date Submitted: December 16, 2015
- h. Project Period: October 1, 2016 to September 30, 2019
- i. Population:
  - a. City of Cottonwood – 900
- j. Special Considerations Checklist:
  - a. Community population is 10,000 or more
  - b. Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.

The Cottonwood Joint School District #242's proposal follows this transmittal letter. If you have any questions or concerns regarding the content of this letter or the attached proposal, please contact Rene' Forsmann as listed above or as an alternate, Melisa Bryant, Ida-Lew Economic Development Council, via telephone at 208.983.8302 or email: [melisa@ida-lew.org](mailto:melisa@ida-lew.org).

Thank you for considering the Cottonwood Joint School District #242's Brownfields Cleanup Grant request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gus Heone', written in a cursive style.

Gus Heone, Chairman

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## Cleanup Other Factors Checklist

**Name of applicant:** Cottonwood Joint School District #242

Please identify (with and **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	Narrative Page 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	Narrative Page 10-11
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

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**Threshold Criteria.** (See Appendix A)

**V.B. Ranking Criteria for Cleanup Grants**

**1. Community Need**

**a. Targeted Community and Brownfields**

**Targeted Community Description.** Cottonwood is the second largest city in Idaho County, which covers 5.4 million acres, making it Idaho's largest in terms of acreage, at the base of northern Idaho. Idaho County, which is extremely rural with 8,502 sq. mi. and a 2010-2014 ACS Survey population of 16,315 resulting in 1.9 persons/sq. mi.. Even with a population of only 928, at the 2010-2014 ACS Survey, Cottonwood is a hub for the surrounding three smaller communities—Keuterville, Ferdinand, and Greencreek, who send their children to school in Cottonwood and rely on it for shopping and health care services. The largest employer in Cottonwood is St. Mary's Hospital and Clinics, which employs nearly 200 people. The next largest are the Cottonwood Joint School District #242, 80 jobs; a state educational prison North Idaho Correctional Institute, 60 jobs; Seubert Excavators, 50 jobs; and the Bureau of Land Management, 40 jobs. Cottonwood is 15 miles from the county seat in Grangeville, which has a population of about 3,140. They are connected by Idaho's major north-south highway, Highway 95. Most of the area around Cottonwood and Grangeville is filled with farms growing wheat, barley, canola, oats, and peas and cattle ranches. The rest of the county is filled with scenic mountains and river breaks famous for the fishing, hunting, and whitewater adventures they offer. The U.S. Forest Service owns about 82 percent of the acres in the county.

Both the hospital and the school system were originally founded by the Benedictine Sisters from the Monastery of St. Gertrude's, established in 1907, located 3 miles outside of Cottonwood. In 1930, the Benedictine Sisters established the original Cottonwood hospital as Our Lady of Consolation. In 1965, they built the current Cottonwood hospital located at 701 Lewiston Street and throughout the years expanded with clinics throughout the Idaho and Lewis Counties. In 1989, the hospital joined the Benedictine Health System and in 1998 joined with Clearwater Valley Hospital and Clinics in Orofino Idaho to form a partnership – St. Mary's Hospital and Clearwater Valley Hospital and Clinics (SMH-CVHC.) St. Mary's Hospital is a regional hub for healthcare.

In the 1920s, the Benedictine Sisters created an educational system for primary and secondary school aged students in Cottonwood area. They began by building St. Gertrude's Academy next door to the Monastery in the 1920s. As the school system grew, they separated the younger and older students by building St. Joseph Elementary School in 1956. The Elementary school was built at 907 Lewiston Street, adjacent to St. Mary's Hospital. Beginning in 1970, St. Gertrude's Academy was closed and there was a consolidation of the schools in the Cottonwood area into a public education entity, Cottonwood Joint School District #242. The School District began leasing the Elementary School and passed bonds to allow them to purchase the school buildings and properties from the Benedictine Sisters (through the Roman Catholic Diocese of Boise, Idaho.) The bond repayment was completed in 1994 with the ownership being deeded to the School District.

The past history of development and support from the Benedictine Sisters for health care and education has diminished since 1970 when they began to focus on other areas of ministries and their numbers declined. With significant societal changes, currently the Sisters are focused on the survival of their order and continuance the Monastery grounds. They no longer are able to



invest significantly in the surrounding communities. When they built the former elementary school, they were not aware of the contaminants that were used and passed on as burden to the current Public School District.

The School District employs over 80 people and operated an elementary, middle and high school until 2011. In Cottonwood, the age group 5-19 dropped from 251 in the 2000 census to 217 in the 2010 census. In 1997, a community group established Summit Academy, a private K-12 school, which has a current enrollment of 67 students. In 2011, with the decreased enrollment, the Cottonwood Joint School District #242 made the difficult decision largely vacate the 26,000+ sq. ft. buildings at the Former Prairie Elementary School site. The classroom building and lunchroom building were closed, only the modern gymnasium with its two attached classrooms remains in use. The School District remodeled the Middle School into its new Elementary School and moved the middle school students into the high school. The School District now operates Prairie Elementary School and Prairie Junior/Senior High School.

#### Demographic Information & Economic Data Comparison

Demographic Income and Information	City of Cottonwood	Idaho County	Idaho	United States of America
Population (1)	928	16,315	1,599,464	314,107,084
Unemployment (2)	N/A	5.4%	4.2%	5.1%
Poverty Rate (Households) (1)	21 %	15.9%	15.6%	15.64%
Per Capita Income (1)	\$18,808	\$19,527	\$23,087	\$28,555
Median Household Income (3)	\$42,679	\$38,320	\$47,334	\$53,482
1 U.S. Census Bureau, 2010-2014 American Community Survey				
2 Bureau of Labor Statistics, September 2015				

**(c) Description of Brownfield.** The Former Prairie Elementary School was declared surplus property by the School District in 2011 and put up for sale. The property encompasses 2 contiguous city blocks. The block nearest St. Mary's Hospital is largely undeveloped and was only utilized as a playing field. The other block houses the Classroom Building, Lunchroom Building and Modern Gymnasium (with two attached classrooms.) The property has been on the real estate market for over 4 years and has not received any valid purchase offers. Two of the most recent offers were only \$50,000 and \$200,000 for the property that is currently assessed and listed for sale at \$1,500,000. Because the buildings on the property were built in the 1950s, with exclusion of the Gymnasium Building, there has been a stigma attached to the property with concerns of contamination from potentially remaining Asbestos Containing Materials (ACM).

In 2013, the School District became concerned about the marketability of the property, especially with the buildings remaining vacant. The community shared their concerns and began to explore different uses for the property. St. Mary's Hospital had recently expanded capacity and expressed an interest in purchasing the property for future expansion since the area surrounding the hospital is mostly residential with a non-denominational church across the street. The School District met with the Ida-Lew Economic Development Council (Ida-Lew EDC) and explored the idea of utilizing the site for either a private elder care home or for Veterans Administration. Due to the 2008 national economic downturn and the changes in banking practices that resulted in those types of property developments to not be loaned on, this wasn't feasible. The businesses in the region formed a community organization in 2012 to increase workforce education opportunities. The organization, Idaho Lewis County Partners (ILCP),

began looking at a regional education model in 2013 and started discussing a partnership with the School District to utilize the Former Prairie Elementary School property.

After Ida-Lew EDC and the ILCP toured the Elementary School in 2013, questions were again raised about potentially remaining ACM and lead paint. Without a clear picture of the potential contamination, the sale or reuse of the property was becoming more unlikely. The community could be left with deteriorating buildings next door to the Hospital, the area's largest employer and a crucial key to future community development. The potential contamination issues could also stifle any future expansion of the Hospital. Finally, indefinitely maintaining a property that potentially has hazardous materials is a financial burden on a School District that requires annual levies in order to maintain basic operations. In Idaho, school districts are required to pass a popular vote of at least 55% in favor in order to increase local taxes to supplement their existing revenues.

In early 2013, Ida-Lew EDC contacted the Idaho Department of Environmental Quality's (IDEQ) Brownfields Program to see if the former Prairie Elementary School was an eligible property. IDEQ toured the property and was able to visually confirm that ACM and lead based paint might be potential problems for the former Elementary School. The School District partnered with Ida-Lew EDC and submitted a Brownfields Assessment Request to IDEQ. IDEQ's Brownfields Program ranked the application and accepted the former Elementary School as eligible for a Phase I Environmental Site Assessment (ESA.) IDEQ contracted with STRATA Inc. to perform the Phase I ESA, an Asbestos Inspection and Lead Paint Sampling Report and an Analysis of Brownfields Cleanup Alternatives (ABCA.) The results of STRATA Inc.'s assessment was submitted to IDEQ on September 16, 2013 confirming the presence of both ACM and lead based paint in the classroom building and the lunchroom building. Any sale or redevelopment of the Elementary School would have to address these contaminants.

**Cumulative Environmental Issues:** The City of Cottonwood is located in a remote, rural area bordering Nez Perce Tribal land and in a county with 82% of its land being federally owned. This constrains efforts for economic development and community benefit purposes. Cottonwood is part of a low income census tract where a significant number of residents are 10 miles from the nearest supermarket, as reported by the USDA Food Desert. With much of its housing and commercial buildings built pre-1960, the same census tract is at an 81% indicator for exposure to lead paint on the EPA EJSCREEN Report.

#### **b. Impacts on Targeted Community**

(a) Vacant and poorly maintained buildings can expose residents to health hazards and increase the perception of blight in the community. Vacant buildings can increase crime-related injury and death, they can also increase fear of crime and decrease mobility of residents in the area near the vacant building. In 2014 the School District prosecuted perpetrators for unlawful entry. These were local high school youth who had broken into the building several times before being discovered. In 2015 the building was broken into by a 9 year old and an 11 year old community youth. The school district chose to handle this instead of requiring legal action against the children. Elevated crime rates are detrimental to the overall health and well-being of the community.

(b) The EPA has classified Asbestos a class A carcinogen and notes that it can cause immune issues and asbestosis. Exposure to Asbestos containing materials is of particular threat to children and the elderly. According to EPA data, lead is particularly dangerous to children

because their growing bodies absorb more lead than adults do and their brains and nervous systems are more sensitive to the damaging effects of lead. The proposed reuse and redevelopment of the property would be for these sensitive populations: a technical education center, elder care and child care center. In order for the property to be reused or redeveloped, the asbestos tile and many other ACMs would be disturbed. The unlawful entry and break-ins to the property in 2014 and 2015 were done by children under 18, those particularly sensitive to ACMs and lead paint.

(c) Idaho County is in the lowest 25% for adult overall health and preventable hospitalizations. Reuse and redevelopment of the property would remove the risks that the ACMs and lead paint pose to the public. It would also decrease the crime rates related to such a large building in the community remaining vacant for long periods of time.

### **c. Financial Need**

**a) Economic Conditions.** With recent increased patient levels due to health care market changes, the Hospital has needed to increase staff and currently does not have the same strong financial position it has experienced in the past. As a business that would be most likely to purchase the Former Prairie Elementary School property for expansion, combining its current financial limits with the need to cleanup ACMs in the building makes the purchase an unadvisable one.

Over the past six years, the School District has suffered greatly due to reduced state funding. Healthcare (the Hospital) and Education (the School District) make up 42% of the City's employment. With the heaviest concentration of employment in the City being based on these two employers, when their funding and economic well-being fluctuates, the entire City sees a difference in its economy. When they are also the two with the largest interests in a vacant property of such a large size, 26,000+ sq. ft., in a town of 928 people, then the vacant property has a significant impact on the town. However, once the asbestos and lead paint are dealt with, the building would be a significant asset to the community.

The Cottonwood Joint School District #242 serves approximately 400 students and operates on a budget of app. \$2,983,000, receiving 2,514,669 from State of Idaho Sources, 465,348 from local sources (\$350,000 of which is the supplemental levy) and 2,983 federal. 32% of the students in grades 7-12 receive free/reduced lunch and 37% of the students in grades PreKindergarten-6 receive free/reduced lunch. The School District does not receive adequate state or local funding to operate; it must run a supplemental levy of \$350,000 to continue to provide quality education. The levy must be supported annually by a minimum of 51% of the popular vote to pass.

The Cottonwood Joint School District #242 worked with the Idaho Department of Environmental Quality (IDEQ) to begin the cleanup process with a Phase I Environmental Assessment, Asbestos and Lead Paint Sampling and Assessment of Brownfields Cleanup Alternatives. While still able to receive technical assistance from IDEQ, the School District has exhausted IDEQ funds for assistance with the cleanup of the Former Prairie Elementary School.

### **(b) Economic Effects of Brownfields.**

The City of Cottonwood is one of the slower growing cities in the state of Idaho. The city's population increased from 822 in 1990 to 900 in 2010 which is a 9.5% increase; conversely, the State of Idaho's population increased 55.7% during this same time. Unfortunately, this slow growth compared to statewide statistics leaves Cottonwood at a



disadvantage to compete with Idaho let alone nationally. Cottonwood's ability to provide non-contaminated sites for development and a well-trained workforce is bleak, leaving very little to attract growth from even the largest community employers, let alone companies outside the City. The City is largely surrounded by farm land and there is very little land in the city available to be developed.

The income level of a community is a general indicator of prosperity in a city. The more income a city produces, the higher the amount and quality of its amenities. Incomes and amenities can drive the city's ability to attract new workers. As workers in education and health care retire, the ability to attract new workers to replace them becomes critical to the communities ability to survive. Cottonwood's median household income of \$42,679 for an average household of 2.43 is lower than the State's at \$47,334 for an average household of 2.66, and lower than the US average of \$53,482 for an average household of 2.58. Cottonwood's per capita income at \$18,800 is well below the national average of \$28,555 and the state average of \$23,087. Because of the remote location, households in Cottonwood spend more than 60% of their income on housing and transportation costs. According to the Census, almost 19% of persons under 65 years old were underinsured in 2013.

Using the 2009-2013 American Community Survey 5-Year Estimates, the number of households in Cottonwood with incomes in the past 12 months below the poverty line were estimated at 21%. This is significantly above the national average of 15.64% and state average of 15.6%. Cities that can sustain steady employment and job growth are desirable locations in which to work and raise families. In addition, an economy that is sheltered from large economic swings is relatively more attractive to companies and employees. During times when unemployment rates are low, a city benefits from an expanded tax base and increased consumer spending. A stable economy has helped Cottonwood weather the most recent recession, but the very low per capita and median income levels well below state and national averages continues to place a greater number of Cottonwood families into poverty ranges. Fortunately employment has risen slowly and Idaho County's September 2015 seasonally adjusted unemployment rate of 5.4% was only marginally higher than the State of Idaho's 4.2% and the national unemployment rate of 5.1%.

For almost every industry, population growth is a primary determinant of a community's vitality and competitive success. Companies generally seek high-growth, dynamic environments that support the attraction of like-minded workers and businesses. While Cottonwood's largest employers (Hospital and School District) are certainly dynamic and award winning, the community still needs population growth and economic diversity to survive and thrive.

The maintenance of the Elementary School is an on-going cost burden for the School District. There have been a few offers to purchase the former elementary school building, but these potential business opportunities have failed due to the purchase offers being extremely below the market value of the property. The offers to purchase were made by business people whose knowledge of the site contamination caused them to greatly devalue the property. The school district was able to sell another property and has been using the funds from this sale to offset the need to increase the supplemental levy amount over a three year time period. After this time passes, it will have to increase the levy amount if the Elementary Site isn't sold or repurposed.

## **2. Project Description and Feasibility of Success**

### **1. Project Description**

(a) **Existing Conditions.** The property and structures located at 907 Lewiston Street, Cottonwood, Idaho 83522. The site is presently occupied by the Prairie Elementary School and is developed with 3 structures, including: (1) the Elementary School Classroom building constructed in 1956; (2) the lunchroom/former district offices building constructed in 1956; and, (3) a modern gymnasium constructed in 2002. The site is owned by the Cottonwood School District and was largely vacated in 2011 in response to decreasing student enrollment in the District. Presently only the new gymnasium and 2 classrooms attached to it are used regularly.

The Elementary School structures are currently for sale and are being considered for redevelopment and renovation. The Asbestos Inspection and Lead in Paint Sampling Survey prepared by STRATA, Inc. on August 21, 2013 identified ACMs and lead based paints in the Elementary School Classroom Building and Lunchroom Building. These buildings have been closed and not used since 2011. Since the inspection and sampling survey was completed, the school district has implemented an asbestos/lead paint management program. Annually the school's maintenance person inspects the listed areas for any disturbance (Appendix A, Attachment F.) Only maintenance and administrative staff are allowed in the buildings.

#### Previous Site Assessments

- **August 21, 2013** – An Asbestos Inspection and Lead Paint Sampling Survey was prepared by STRATA, Inc. for the Idaho Department of Environmental Quality for the Elementary School Classroom Building and Lunchroom Building.
- **September 16, 2013** – Phase I Environmental Site Assessment was completed for the Idaho Department of Environmental Quality on the Former Prairie Elementary School property Elementary School Classroom Building and Lunchroom Building. The Phase I ESA was completed by STRATA, Inc.
- **September 16, 2013** – An Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the subject site by STRATA, Inc. for the Idaho Department of Environmental Quality.

The property was used as an elementary school built in 1956 prior to the 1977 Consumer Products Safety Commission ban of lead based paint and prior to the asbestos compliance requirements of:

- Asbestos Hazard Emergency Response Act (AHERA) EPA Regulations 40 CFR Part 763 Subpart E;
- National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M;
- Safety and Health Regulations for Construction OSHA 29 CFR 1926; and,
- Occupational Safety and Health Standards 29 CFR 1910.

As a result of the time period the Elementary School Classroom Building and Lunchroom Building were built, it was common for building materials to include ACM and lead based paints. Bulk material sampling and lead paint sampling were performed and the lab test results identified the presence of ACM and lead based paint in both the Elementary School Classroom Building and Lunchroom Building.

The project goal is site re-use which may include development and renovation as:



- A Regional Technical Education Center. Potential participants in developing the regional technical education center include 5 public school districts and adult workforce education in Idaho and Lewis Counties and minimum security offenders from the nearby North Idaho Correctional Institution;
- A partnership with St. Mary's Hospital (SMH) providing child care and/or extended care for the elderly; and
- Sale of the property for business use.

Abating ACMs is effective because asbestos will be removed from the buildings, thereby eliminating asbestos as a barrier to renovation and site re-use. The only remaining ACM will be the plaster in the Lunchroom Building. It is an exterior wall not likely to be disturbed during renovation or re-use. However a remediation plan will be written up for any future disturbance of the materials. Abatement of Lead Based or Containing Paints is effective because lead based/containing paints will be removed from the buildings eliminating lead as a barrier to renovation and site re-use. Because of inflation and the current availability of abatement contractors in the area, it is not expected to be less expensive in the future to abate site ACMs.

Upon remediation, the School District intends to continue working with the Idaho-Lewis County Technical Education Foundation and St. Mary's Hospital and Clinics on a potential mixed use of the Elementary School as a Regional Technical Education Center, Child Care Center and Extended Care for the Elderly. Upon remediation, the School District will continue to pursue the sale of the Elementary School to private-sector business for development. The School District anticipates the re-use of the Elementary School to include the creation of jobs and the opportunity for the buildings to be put back into use in a positive manner for the community.

**(b) Describe the proposed cleanup plan, including, if applicable, specific engineering and institutional controls:**

- The School District plans to enroll into IDEQ's Voluntary Cleanup Program (VCP) (\$250 application fee) under the Idaho Land Remediation Act (Idaho Code §39-72). Upon acceptance into the VCP, the School District will enter into a Voluntary Remediation Agreement and submit a deposit (\$2,500) for IDEQ's oversight costs, and develops a cleanup plan, called a Voluntary Remediation Work Plan. This work plan is reviewed by IDEQ and made available for public comment. After any comments are satisfactorily resolved, the work plan is approved for implementation. IDEQ provides oversight and assistance throughout the cleanup process. After the cleanup is completed, the School District submits a Cleanup Completion Report to IDEQ, and IDEQ issues a Certificate of Completion upon approval. At that point, the School District can request a Covenant Not to Sue from IDEQ (for more info on IDEQ's VCP please check the webpage at: <http://www.deq.idaho.gov/waste-mgmt-remediation/brownfields/voluntary-cleanup-program/> )
- The School District plans to contract with an environmental consulting company to create a Voluntary Remediation Work Plan (\$5,125), oversee the removal and disposal of the Asbestos Containing Materials, Lead Based Paints and Lead Containing Paints from the site (\$15,336.20) and manage the project (\$1,590). In addition, the consultant will create a Quality Assurance Project Plan consistent with EPA QAPP guidelines and standard operating procedures (\$1,090); amend and finalize the draft Analysis of Brownfields Cleanup

Alternatives (a draft of which has been submitted with this application in Attachment C.) A third party will be contracted to provide abatement oversight and air clearance sampling after the abatement. Upon removal, a supplemental risk analysis will be developed and provided to the IDEQ and the Environmental Protection Agency to verify that cleanup levels are protective of planned and identified receptors (\$2,265).

- The School District will also consider the use of engineering and/or institutional controls via IDEQ's VCP in the event the extent and magnitude of contaminants impacts exceed the anticipated project funding. Following the confirmation of ACM and lead contaminant sampling and risk evaluation, any damaged building materials will be replaced with uncontaminated materials complying with current building safety standards. The School District will submit from the consultant and third party evaluator all appropriate plans, reports and shipping documents to EPA and IDEQ. All reports shall be in compliance with the approved ABCA and QAPP.

## 2. Budget for EPA Funding, Tracking & Measuring Progress & Leveraging Other Resources

- (a) Budget Table for Cleanup Activities – The proposed preliminary project budget is based on cleanup cost estimated for Alternative #3 Abate ACMs and Alternative #3 Abate Lead Based Paints from the draft ABCA.

Project Tasks for Cleanup Grant Project						
Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Total
Personnel				\$4,000	\$8,800	\$12,800
Supplies				\$1,000		\$1,000
Contractual (1)	\$28,406	\$90,823	\$54,100			\$170,329
Total Project Costs	\$28,406	\$90,823	\$54,100	\$5,000	\$8,800	\$187,129
EPA Cost Share (2)	\$25,406	\$90,823	\$34,074			\$150,303
School District Cost Share (2)	\$3,000		\$20,026	\$5,000	\$8,800	\$36,826

1) Applicants must comply with the procurement procedures contained in 40 CFR 31.367, or for non-profits, with 40 CFR 30.40 through 30.48  
2) EPA Cost Share – Requesting a Hardship Waiver of \$20,026 (Task 3) = 10.7% of Total Project Costs. District Cost Share – If Waiver approved, District Cash of \$4,000 + In-Kind of \$12,800 = \$16,800 or 8.98% of Total Project Costs.

**Task 1: Remediation Plans (\$28,406)** – The School District will contract with a professional environmental consulting firm to create an abatement design plan that supports abating all identified site ACMs for the project (\$21,470 – Asbestos and Lead Paint Project Design - \$11,400, Voluntary Remediation Work Plan \$4,200, Draft VRWP Review and Evaluation \$925, QAPP Preparation \$1,090, VRWP Progress and Final Report Preparation \$2,265, Project Management \$1,590)

In addition the School District will hire a third party for abatement oversight and air clearance sampling supporting abating when AHERA clearance samples are required in each functional space after abating all identified site ACMs (\$3,936.20 – Asbestos and Lead Paint Abatement Oversight and Clearance Air Sampling).

Idaho DEQ Voluntary Cleanup Plan cost is \$3,000 - deposit \$2,500 and fee \$500.

**Task 2: Cleanup – Contaminant Removal, Building Material Replacement & Testing (\$90,823)**

– The costs for site cleanup are based upon the project understanding presented in the above project description. Subtasks and their costs are considered as part of the site cleanup include the following: Removal of ACMs from the Classroom Building and Lunchroom Building:

**Table 4: Classroom Building Asbestos Abatement Fees**

<b>Classroom Building</b>	<b>QTY</b>	<b>Units</b>	<b>Abatement Fee Estimate</b>
Vinyl Asbestos Tile	11,300	SF	\$39,550
Cove Base Mastic	1,376	LF	\$3,096
Crawl 6" HMF	36	EA	\$2,340
Crawl 4" HMF	18	EA	\$1,170
Crawl 4" Pipe + HMF	250	LF	\$5,417
Coal Room 10" TSI	20	LF	\$650
Coal Room 6" HMF	10	EA	\$650
<b>Classroom Building Total Asbestos Abatement Estimate</b>			<b>\$53,873</b>

**Table 5: Lunchroom Building Asbestos Abatement Fees**

<b>Lunch Room Building</b>	<b>QTY</b>	<b>Units</b>	<b>Abatement Fee Estimate</b>
SVinyl	2,000	SF	\$6,500
Aircell Pipe	150	LF	\$3,250
Window Putty	8	EA	\$1,200
<b>Lunchroom Building Total Estimate</b>			<b>\$10,950</b>

Abatement of lead based paint identified as the blue exterior classroom paint is estimated at \$19,500 when selecting to remove and replace the exterior cement fiberboard siding. This choice is much more cost effective than abating the blue exterior classroom building paint at an estimated \$27,500 to \$52,500. Estimated fees to abate the pink lead based paint in the Lunchroom Buildings cement basement floor is \$6,500. Bringing the total lead based paint abatement to \$26,000. Total Abatement fees combine for an estimated total of \$90,823 based on the projections above.

**Task 3: Replacement of ACM Materials (\$54,100)-** This budget item is for the replacement of ACMs with non-ACMs after the materials have been successfully removed from the building. Estimated replacement materials will cost \$33,250 vinyl flooring and \$19,100 for the other materials listed in tables 4 & 5 above.

**Task 4: Public Outreach and Participation (\$5,000) -** This budget item is for the development of strategic partnerships and community involvement to distribute project information, see public and stakeholder input and comments as well as hold public meetings and prepare printed materials to include fact sheets and other reproducible resources. Staff time, which will be provided as in-kind cost share is estimated to take approximately 60 hours to hold two public meetings; a public kick-off meeting and a final meeting at the completion of the project (\$4,000); supplies to include maps, facility fees, and distribution materials (\$1,000). VCP requires a public meeting and a 30-day public comment period once the Voluntary Remediation Work Plan is accepted by IDEQ.



**Task 5: Programmatic Support (\$8,800)** This budget item supports assistance in completing EPA Quarterly and Close-out Reports, MBE/WBE Reports, EPA Property Profile Forms, ACRES Reporting and Project Work Plans and other activities necessary to maintain compliance with the EPA Cooperative Agreement Terms and Conditions over the three-year project period. These activities will also be provided as in-kind cost share for the project.

(a) **Describe Plan for Tracking and Measuring Progress.** The School District will contract with a professional environmental consulting firm to track and measure the outputs and outcomes progress through a project management system. However, the final output and outcome will be to cleanup and prepare the site for redevelopment. The EPA Cooperative Agreement work plan outputs will be compared to work plan estimates and results will be reported via the US EPA Assessment, Cleanup and Redevelopment Exchanges System (ACRES) through regular quarterly report submittals. The project schedule will allow the School District to monitor progress, to identify critical milestones for tracking progress toward expected outcomes/outputs, and to create opportunities to engage the community throughout the project. The environmental consultant will provide performance data and project status information to the School District. A streamlined project spreadsheet will be established based on the grant activities planned to identify the target outcomes and outputs as a tool for tracking. The spreadsheet will be reviewed and updated on a monthly basis by the Project Management Team – Rene’ Forsmann, Cottonwood Joint School District #242 and Melisa Bryant, Ida-Lew Economic Development Council.

- Voluntary Remediation Work Plan Documents: ABCA, remediation bid documents, and after the cleanup is completed, the School District submits a Cleanup Completion Report to IDEQ, and IDEQ issues a Certificate of Completion upon approval. At that point, the School District can request a Covenant Not to Sue from IDEQ Remediation Activities: removal of ACM and lead based paint at the remediation property site.
- Public Outreach and Participation Plan: meeting summaries and minutes, fact sheets and maps. VCP required public meeting and a 30-day public comment period once the Voluntary Remediation Work Plan is accepted by IDEQ.
- Construction: leverage of jobs employed by remediation contractor.
- Redevelopment Plans: Documented input from public, Cottonwood Joint School District #242 School Board, Idaho Department of Environmental Quality, Ida-Lew Economic Development Council, St. Mary’s Hospital and Clinics and the Idaho-Lewis County Technical Education Foundation.

(b) **Leveraging** - The site was evaluated on grant by the Idaho Department of Environmental Quality for the School District in 2013. IDEQ issued a task order in July 22, 2013 to be completed by STRATA Inc. for an Asbestos Inspection and Lead Based Paint Sampling, Phase I Environmental Site Assessment and Analysis of Brownfields Cleanup Alternatives. To date IDEQ has spent \$14,743.57 to analyze and create a plan to prepare the site for cleanup.

Project oversight and development has been provided by Melisa Bryant, Economic Development Specialist, Ida-Lew Economic Development and Rene’ Forsmann, Superintendent, Cottonwood Joint School District #242. Since March of 2011, Ida-Lew EDC and the School District have been working on potential re-development for the

building. One re-development project is the creation of a regional technical education center. Since 2011, the organizations have donated in-kind time valued at:

- \$14,700 specifically working on the environmental cleanup part of the project;
- \$6,000 working on the potential hospital/health care re-development part of the project;
- \$33,000 working on the technical education center re-development part of the project;
- \$5,400 working on the resale of the property;
- And received \$14,550 in donations to complete a strategic plan for the technical education center. The \$14,550 in donations were received from private foundations, local businesses and individual community members.

To date, \$88,393.57 has been spent and donated through both dollars and in-kind match for the project's redevelopment and cleanup assessment.

Future leveraging for the project will occur through in-kind match of time through project oversight and administration as well as public outreach by Ida-Lew EDC in donation to the School District.

### **3. Community Engagement and Partnerships**

#### **Plan for Involving Targeted Community & Other Stakeholders; & Communicating Progress**

(a) The School District is conducting extensive community outreach to involve stakeholders, community members, target populations, affected parties, and all interested persons the opportunity to learn, give input, and ask questions about the School District's project. These methods of information distribution have proven effective in the past and will be used to get community members involved and feel like they have a stake in the future development of their community. The Project Managers (Rene' Forsmann, School District Superintendent and Melisa Bryant Ida-Lew EDC Economic Development Specialist) will keep the community engaged and informed of the project and future development through Chamber of Commerce and School Board Meetings, social media, school district website and newsletters and public service announcements to the local newspaper. The school district has been presenting informational updates and gathering feedback on this project on a monthly basis to both the school board and to the Cottonwood Chamber of Commerce since early 2013.

(b) Discussion items will be added to the monthly public agenda of the school board meeting posted in the city newspaper and on the school district website. This will give residents a forum to discussion concerns posed by the cleanup activities in regard to health, safety and community disruption. The school district Superintendent and Ida-Lew Economic Development Council will seek out concerns by regularly talking with next door residential and commercial neighbors to the property.

(c) One of the closest neighbors to the property is the Hospital. Stages of cleanup will be reviewed with their CAO Matt Forge to insure that the cleanup is conducted in a manner that is protective of sensitive populations, children and elderly, as well as other nearby residents. The School District will hire an environmental consultant to oversee the project and safety.

(d) The School District has a website, [sd242.org](http://sd242.org), in which weekly updates of the project progress will be highlighted and documents noting an email address to direct questions or comments. A link will also be placed with the Ida-Lew Economic Development Council website



at [www.ida-lew.org/projects/formerprairieelementaryschool](http://www.ida-lew.org/projects/formerprairieelementaryschool) to a new cleanup grant website for the property. On this website there will be the following materials:

- Educational Material – News, Program Flyer, Cleanup Project Flowchart and Kick-Off Meeting Presentation
- Work Plan, Post Award Monitoring Letters, Consultant and Contractor Contracts, Work Task Orders.
- Project Progress Documents – Eligibility Determinations Phase I and II, Testing and Monitoring Results, ABCA
- Frequently Asked Questions Regarding Brownfields Assessment and Cleanup Projects.
- Links to IDEQ and EPA websites.

**b. Partnerships with Government Agencies**

**Local/State/Tribal Environmental and Health Agencies** – The property has been reviewed and approved by the Idaho Department of Environmental Quality, and will be enrolled in the VCP. This is the only government agency the district has plans to partner with on the project.

**c. Partnerships with Community Organizations.** The following partners have had various roles in the project, either belonging to the Idaho Lewis County Partners working on the plans for a regional Technical Education Center, involved in the Cottonwood School Board or partners in the City of Cottonwood planning process. See Appendix B Attachment A for letters from the community-based organizations confirming their role and commitments:

(a) **St. Mary's Hospital, Matt Forge, Chief Administrative Officer** - Interested partner in developing the building for further use including purchase or lease.

(b) **City of Cottonwood, Denis Duman, Mayor** - Important to the community to get the facility ready for usage in another form. Mayor will help provide project oversight.

(c) **North Idaho Correctional Institution, Lynn Guyer, Warden**, Repurposing this structure would make it a great asset to our community in whatever function it would serve. NICI is a key partner in the development of a potential Technical Education Center.

(d) **Cottonwood Chamber of Commerce, Greg Wherry, President** - Project is needed as our community needs business to grow. Another business would be good for the community as a whole. Will continue to host updates as a public part of their meetings on a monthly basis.

(e) **Hillco Technologies, Lenny Hill, President** – As a small business owner located on the Camas Prairie, any of these future uses serves to strengthen not only Cottonwood, but the other surrounding communities such as Nezperce of which I am a resident. Hillco Technologies is a key supporter and partner in the efforts to build a Technical Education Center.

(f) **Ida-Lew Economic Development Council, Jeff Kutner, Chairman** – Will provide project oversight, assist with public meetings, work with school district on reporting and will facilitate oversight of re-use and redevelopment efforts.

(g) **Idaho-Lewis County Technical Education Foundation, Melisa Bryant, Coordinator** – Provision of redevelopment efforts towards the creation of a regional Technical Education Center.

**Project Benefits**

**a Health and/or Welfare and Environmental Benefits -**

**(a) Health and/or Welfare Benefits.** The subject property is located adjacent to the St. Mary's Hospital and Wimer Senior Living Apartments along with many residential properties. Benefits include removal of the asbestos containing materials and lead based paints that have contaminates that have caused the Former Prairie Elementary School to remain vacant and be a blight in the community since 2011. Removing asbestos and lead paint will lead to decreased exposure to environmental contaminants, physical hazards, and decreased childhood blood lead levels. Other welfare concerns include the increase in crime due to the building remaining vacant over extended periods of time. Reuse and redevelopment will help to lower the crime rate and increase employment. Welfare benefits will also include the reduced potential for crime-related injury and death; and reduced fear of crime, likely resulting in increased mobility of local residents.

**(b) Environmental Benefits -** Removal of the contaminants of ACMs and lead paint will allow the 26,000+ square feet of buildings to be environmentally safe for reuse and redevelopment. Currently future usages of the buildings are hampered significantly by contaminants in the floors and siding of the building. Once these contaminates are removed, the School District and Ida-Lew Economic Development Council will partner to use this brownfields redevelopment site as the keystone project to further promote efforts to revitalize vacated spaces in the City of Cottonwood. Substantial care will be taken in reducing the impacts to the ecosystem and land when removing the ACM and lead paint from the Elementary School.

#### **Environmental Benefits from Infrastructure Reuse/Sustainable Reuse**

**(a) Planning Policies -** Future redevelopment plans include the creation of child care, elder care and a regional technical education center. Both St. Mary's and the Idaho-Lewis County Technical Education (ILCTE) Foundation have strategic plans for future development including expansion of the hospital and development of the technical education center. The site is the most logical expansion site for St. Mary's Hospital and Clinics and the only potential geographically central and available site for regional technical education to be provided. This project is a coordinated effort of public/private partnerships with the School District's ownership of the property, a brownfields assessment grant through IDEQ provided an ESA to prepare for cleanup and once the site is remediated, it will be ready for private investment with singular or mixed use projects by St. Mary's Hospital and ILCTE Foundation. The Hospital and Foundation plan to partner with Avista Utilities to include green building materials and energy saving development.

**(b) Equitable Development or Livability Principles -** With a community whose poverty rate is 21%, the proposed uses for the building will aid in job creation, create a school for job skills training, improve employment opportunities for local residents, provided needed daycare opportunities for families and reduce blighted vacant parcels. The creation of elder care, day care and a technical education center will both increase jobs and sustainable livability of the community.

#### **c.i. Economic and Community Benefits (long-term benefits)**

**(a) Economic Benefits or Other Benefits.** The improvements as part of the overall project will open the door to strengthen the economic base of the project area and the community by the re-use of vacated property for business and educational purposes that will stimulate new commercial expansion, employment and economic growth. The School District's vision for this property will rejuvenate the area and jump start new opportunities to strengthen and grow the

key employment sectors of the community while also providing an opportunity to diversify the community's economy.

St. Mary's Hospital and Clinics and the Cottonwood Joint School District #242 are the City of Cottonwood's two largest employers, employing nearly 260 out of the approximate 380 working-age adults in Cottonwood. The two entities have a significant impact on the economic health of the community. Potential redevelopment plans for the Elementary School, after the ACM and lead paint have been abated, include a technical education center, daycare, eldercare and new businesses. The populations targeted in these plans include children, the elderly, unemployed adults, underemployed adults, student offenders from the North Idaho Correctional Institution (educational correctional facility), and low income populations, many of which are highly sensitive to contaminants like ACM and lead paint. With the property owned by School District and adjacent to the Hospital being contaminated, the future of the Elementary School is a serious issue to a city of only 900 people. The environment impact of this site being contaminated stifles community growth and development, threatens community employment, and negatively impacts the future of community health care and education. However, this property being abated will give the community an asset in a building of a size which could not equitably be built as a new building in our current economy.

If the site is redeveloped, it will bring the property closer to the market value of \$1,500,000. If the school district is either able to sell it for that amount or to even lease the building, it will bring revenue to the school district and eliminate the need for a levy for an indefinite period. This will relieve taxes on the 928 area residents by at least the \$350,000 per year levy increase. An annual cost savings of approximately \$1,140 per household.

The proposed project includes social impacts through the creation of employment opportunities and community support based services of child care, elder care and post-secondary educational opportunities. Development of a re-use plan for the building that will potentially lead to a mixed use for the buildings including safe child care, elder care and a regional technical education center.

Lastly, this project will help eliminate negative stigmas associated with EPA and IDEQ programs and promote brownfields assessment and cleanup funding opportunities.

**(b) Job Creation Potential.** The proposed redevelopment of the property has the potential to create 15 new education jobs, 20 new elder and child care jobs and 5-10 new other business jobs. Considering the rural nature of the community, these positions are highly likely to be filled locally. The property's redevelopment would include the creation of workforce development programs. There are currently two pilot programs that would be moved to the site – journeyman machinist and engineering technician.

## **5. Programmatic Capability and Past Performance**

a. **Programmatic Capability.** Demonstrate ability to manage grant and oversee the proposed work. Denise Uhlenkott, Clerk, Treasurer and Rene' Forsmann, Supt. will follow all technical administrative and financial requirement of the grant. The project updates will be discussed at each board meeting to give the board an update each month. All bills will be paid on a monthly basis as submitted by the contractors. The technical and administrative requirements will be overseen and executed by a team consisting of IDEQ as a technical advisor, the school Superintendent as project manager and Ida-Lew EDC as meeting facilitator that will meet regularly to ensure completion of all requirements of the project and grant.



The Superintendent of the district, Rene' Forsmann will be the person who serves as the project manager if this cleanup request is awarded. She was actively involved in Phase I of the cleanup process working with engineers determining the location of asbestos in the building located at 907 Lewiston Street. She has written technology grants and has administered federal government Title I funds. She is the federal e-rate coordinator for the district and prepares all of paperwork and meets the requests required by this grant.

**Describe system(s) in place to hire or contract additional expertise and resources required to perform the proposed project.** The City Supervisor, Denis Duman will assist the District in the procurement of consulting services for environmental services and cleanup "Request for Proposal/Qualification" procurement process to solicit and select consulting services.

Procurement will follow EPA rules.

b. Audit Findings. The Cottonwood School District has not had an adverse audit. The agency has demonstrated a history of successfully managing federal, state and private funds as outlined above and had never experienced any adverse audit findings. The audit company of Presnell and Gage has continually commended the Cottonwood School District and Business Manager for running a "tight ship" and accounting for all funds and making the information transparent to the public.

c. Past Performance – Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

The following is a list of grants (current and most recent)

Century 21 After School Program Grants: provide academics and safety support for students after school hours. In order to continue to receive awards, the program must adhere to standards and demonstrate fiscal responsibility. The program was awarded the National Blue Ribbon School of Excellence Award 2014.

Award Year	Amount	Award Year	Amount	Award Year	Amount
2000-2001	\$98,808	2005-2006	\$ 34,143	2010-2011	\$ 53,535
2001-2002	\$101,772	2006-2007	\$ 33,242	2011-2012	\$ 52,882
2002-2003	\$104,610	2007-2008	\$ 29,945	2012-2013	\$ 46,207
2003-2004	\$ 30,523	2008-2009	\$ 52,890	2013-2014	\$ 37,607
2004-2005	\$ 33,850	2009-2010	\$ 53,735	2014-2015	\$ 37,606

- ISEE Phase II B - Camas Prairie Consortium - Primary goal to increase academic performance in Reading and Math, program successfully ended 2014. Grant award was for \$79,076. For the 2013-2014 school year Prairie Elementary awards include 4-Star School and Distinguished Elementary, and the Jr/Sr High School received a 5-Star rating.
- Khan Academy - \$43,060 - Purpose to scale effective blended learning practices, support effective teacher leaders in their efforts to mentor colleagues and continue learning from the classrooms that have used Khan Academy with great success. (ended 2014)

Appendix A  
Threshold Criteria for Cleanup Grants

Attachment A – Formation of Cottonwood Joint School District #242

Attachment B – Warranty Deed and Purchase Documents, History of Building Construction and Transfer of Property/School Operations from Benedictine Sisters to Idaho School District #242

Attachment C – Letter from Eric Traynor, Brownfields Response Program Manager, Idaho DEQ; Letter from Ethan Morton, Idaho State Historic Preservation Office; Lack of Response, but Request for response Received by Patrick Baird, THPO Archaeologist, Nez Perce Tribe, Cultural Resource Program

Attachment D – ABCA

Attachment E – Community Notification Information and Public Meeting Summary



## Appendix A – Threshold Criteria for Cleanup Grants

### 1. Applicant Eligibility

- a. **Eligible Entity.** The Cottonwood Joint School District #242, an Idaho public school district, was created in 1954. (Appendix A, Attachment A)
  - b. **Site Ownership.** The site, located at 907 Lewiston Street, Cottonwood, ID 83522 (Block 18 and Block 19, Rhoades Addition to the Town of Cottonwood.) The property was purchased by the Cottonwood Joint School District Number 242 on June 17, 1994, and is solely owned the School District. (Appendix A, Attachment B – Warranty Deeds)
2. **Letter from the State or Tribal Environmental Authority.** Letter from Steve W. Gill, Brownfields and VCP Specialist, Idaho Department of Environmental Quality. Letter from Ethan Morton, Idaho State Historic Preservation Office, Request for response from Patrick Baird, Nez Perce Tribe (Appendix A, Attachment C)

### 3. Site Eligibility and Property Ownership Eligibility

#### Site Eligibility:

#### a. Basic Site Information.

- (a) Name of the site – Former Prairie Elementary School
- (b) Address of the site – 907 Lewiston Street, Cottonwood, ID 83522
- (c) Current owner of the site – Cottonwood Joint School District #242

#### b. Status and History of Contamination at the Site.

- (a) Hazardous Substances Contamination – The Elementary School Classroom Building and Lunchroom Building are contaminated from hazardous substances consisting of lead paint and asbestos.
- (b) Operational History and Current Use of the Site – The site is located next to St. Mary's Hospital, Cottonwood Community Church, Wimer Apartments and a residential neighborhood. The school buildings are built on a two block site. The blocks were purchased as bare land from John Reiland by the Roman Catholic Diocese of Boise City, Idaho on September 11, 1916. In 1956 the Roman Catholic Diocese and Benedictine Sisters built and operated the St. Joseph's Elementary School. In 1970 the Benedictine Sisters stopped providing education for the school and the Cottonwood Joint School District #242 began providing instruction there as the Prairie Elementary School and located their district office in the former Benedictine Sisters' Teacher's Quarters.. The School District passed a bond and began a lease to purchase the property from the Roman Catholic Diocese on July 1, 1970. When the bond was paid in full, ownership of the property was deeded from the Roman Catholic Diocese of Boise to the Cottonwood Joint School District

Number 242. The School District built a modern gymnasium with two attached classrooms on the site in 2002.

From 1970 until 2011, the School District provided elementary school instruction at the site. The site was largely vacated in 2011 in response to decreasing student enrollment in the district. Currently, only the modern gymnasium and two attached classrooms are being used. Since 2011, the Elementary School Classroom Building and Lunchroom Building have not been used.

Approximate Dates/Land Use Activity

- Prior to 1956 Bare Land
- 1956 to 1970 St. Joseph's Elementary School
- 1970 to 2011 Prairie Elementary School
- 2011 to 2015 Surplus Property for Sale, Gymnasium and Two Attached Classrooms see occasional use.

- (c) Environmental Concerns at the Site - The Elementary School Classroom Building has Asbestos Containing Materials in the vinyl composite tile and associated mastic, cove base mastic, steam pipe fitting insulation, hot water pipe insulation, hot water pipe filling insulation, and pipe insulation. The Building has lead based paint on its blue exterior siding. The Lunchroom Building has Asbestos Containing Materials in the sheet vinyl, pipe insulation, and window putty on exterior windows. The Building has lead based paint on the pink basement floor.
- (d) How the Site Became Contaminated – The Classroom Building and Lunchroom Building were built in 1956 when construction materials legally utilized asbestos and lead based paint.

**c. Sites Ineligible for Funding.**

- (a) The site is not listed or proposed for listing on the National Priorities List.
- (b) The site is not subject to unilateral administrative orders, court orders, or administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA.
- (c) The site is not subject to jurisdiction, custody, or control of the United States government.

**d. Sites Requiring a Property-Specific Determination.**

The site does not require a property-specific determination.

**e. Environmental Assessment Required for Cleanup Proposals.**

- **August 21, 2013** – Asbestos Inspection and Lead Paint Sampling Survey was completed by STRATA Inc. for the Idaho Department of Environmental Quality on behalf of the Cottonwood Joint School District #242.



- **September 16, 2013** – Phase I Environmental Site Assessment (ESA) was completed by STRATA Inc. for the Idaho Department of Environmental Quality on behalf of the Cottonwood Joint School District #242.
- **September 16, 2013** – Draft Analysis of Brownfield Cleanup Alternatives (ABCA) (Appendix A, Attachment D) was prepared for the site by STRATA Inc. completing DEQ Task Order #04 dated July 22, 2013.

#### **Property Ownership Eligibility**

- f. CERCLA 107 Liability.** The Cottonwood Joint School District #242 did not contribute to the contamination at this site. It neither owned the site when hazardous materials were deposited there, nor arranged for treatment or disposal of hazardous materials, nor accepted hazardous materials for transport to disposal or treatment from the facilities at the site. The School District affirms that it should be exempt from CERCLA liability as an innocent land and building owner or bona fide prospective purchaser because it conducted “All Appropriate Inquiries” prior to acquiring the property, and the School District commits to comply with all Continuing Obligations for acquiring the property. The buildings with hazardous materials have remained inactive since 2013 when the asbestos inspection and lead paint sampling occurred.
- g. Enforcement and Other Legal Actions.** There are no known nor anticipated environmental enforcement actions related to this site. There are no known inquiries or orders from federal, state, or local government entities regarding the responsibility of any party for the contamination or hazardous substances at the site.
- h. Information on Liability and Defenses/Protections.**
- (a) Information on the Property Acquisition. The Cottonwood School District purchased the site on June 17, 1994 from the Roman Catholic Diocese of Boise. The site is owned solely by the School District in warranty deed. The School District has no familial, contractual, corporate, financial relationships or affiliations with any prior owners or operators, or potentially responsible parties including the person or entity from which the property was purchased.
- (b) Timing and/or Contributing toward Hazardous Substances Disposal. The School District has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
- (c) Pre-Purchase Inquiry. The School District initiated the purchase process with the Roman Catholic Diocese of Boise in 1970. At that time the school was only 24 number of years old and had been operated as a school by the Benedictine Sisters.



At that time there were not any known environmental concerns. At that time, there was not any need to perform a pre-purchase inquiry.

- (d) **Post-Acquisition Uses.** The buildings and property located at 700 Lewiston Street, Cottonwood, Idaho, 83522 were used as an elementary school from 1994 through 2011. The buildings and property were vacated in 2011, except for the modern gymnasium and two attached classrooms that are still being occasionally used by the school district for practicing and playing sports, sports tournaments and high school student health care instruction by the Region 2 Professional Technical Academy (that is part of the Cottonwood Joint School District #242.)
- (e) **Continuing Obligations.** The School District has continued to take the appropriate care with respect to the hazardous substances identified on the site. The buildings remain locked and closed. An asbestos/lead paint management system was put in place after the Phase I ESA found the presence of lead based paints and asbestos containing materials. The only potentially hazardous materials that are not in compliance with the asbestos / lead paint management program are the brown paint at the Classroom Building coal room entry. This paint is beginning to show some signs of wear and peeling. This part of the site is not currently accessible, it is secured and locked to protect human health and safety and safeguard against further contamination.

i. **Petroleum Sites.** Not applicable to this request.

#### **4. Cleanup Authority and Oversight Structure**

- a. **Describe How You will Oversee Cleanup.** To ensure the highest level of expertise, the School District will contract the services of a qualified environmental consultant to design, oversee and document remediation activities at the subject site. The School District has established a purchasing policy that incorporates procedures consistent with 40 CFR 31.36. The selected consulting firm will have extensive experience with brownfields programs throughout the state and have assisted other quasi-governmental and governmental agencies with brownfields cleanups. The finalized Analysis of Brownfield Cleanup Alternatives (ABCA) may dictate that the School District enroll the property into the Idaho Department of Environmental Quality's (IDEQ) Voluntary Cleanup Program (VCP.) Representation from IDEQ will be provided by Eric Traynor, Brownfields Program Manager, and Steven Gill, Brownfields Specialist. The School District and the Ida-Lew Economic Development Council will also provide extensive administrative support through in-kind services to oversee the consultants, public outreach and grant administration and funds management.

- b. Adjacent or Neighboring Properties.** Access to neighboring properties will not be needed since the 700 Lewiston Street Property, Cottonwood, ID 83522 is set on two combined city blocks with multiple entry points.

## **5. Cost Share.**

### **a. Statutory Cost Share**

- (a) The School District is requesting a hardship waiver of the cost share.
- (b) The "Hardship Waiver Request" is provided in **Appendix C**.

## **6. Community Notification.**

The School District provided notice to the community about its cleanup grant proposal in several ways: The Cottonwood Joint School District #242, Idaho Department of Environmental Quality and Ida-Lew Economic Development Council held two public meetings coinciding with the regularly scheduled Cottonwood Chamber of Commerce meeting and Cottonwood Joint School District #242 School Board Meeting. The public meetings for the School District's EPA Brownfield Cleanup Grant application were held on November 12, 2015 and November 16, 2015. The joint event notice was posted on the front page of the School District's website. A "Notice of Public Meeting" was advertised in the Cottonwood Chronicle on October 29, 2015 and November 5, 2015 conveying the School District's intent to apply for an EPA Brownfields Cleanup Grant and notified the public of the two meetings to be held on the 12<sup>th</sup> and 16<sup>th</sup> of November (the only newspaper in Cottonwood is a weekly publication.) On October 27, 2015, the School District issued a press release to the Cottonwood Chronicle regarding the public meetings.

The "Event Summary" from the public event listing the attendees, comments and questions with answers was prepared by Melisa Bryant from the Ida-Lew Economic Development Council (EDC). Note all questions regarding the Cleanup Grant application were answered by Melisa Bryant (Ida-Lew EDC), Steve Gill (IDEQ) and Rene' Forsmann (Cottonwood School District) as noted in the Event Summary (Appendix A, Attachment E.)



## Attachment A

JOHN CLARK & COMPANY - INDEPENDENT SCHOOLS			
STATEMENT OF 1959 TAX ROLLS			
No.	Valuation	Levy-Cts Tax on \$100	Clerk Address
30	25,020.00	1.84	\$947.12 Robert C. Strom Craigmont,
INDEPENDENT SCHOOLS			
No.	Valuation	Levy-Cts Tax on \$100	Clerk Address
32	269,380.00	3.10	9,154.60 Eva M. Chatwood Kamish

## Attachment B



374974

## WARRANTY DEED

COMPUTER  
INDEXED  
TRACTOR  
PLANS  
RECORDS

FOR VALUE RECEIVED, ROMAN CATHOLIC DIOCESE OF BOISE, an Idaho Corporation, of  
303 Federal Way, Boise, ID 83705-5925,

the grantor, do es hereby grant, bargain, sell and convey unto COTTONWOOD JOINT SCHOOL DISTRICT  
NUMBER 242, an Idaho Corporation, of Post Office Box 158, Cottonwood, ID 83522,

the grantee, the following described premises, in Idaho County, Idaho, to wit:

All of Block 18 and all of Block 19, Rhoades Addition to  
the Town of Cottonwood; all of Block 13 including vacated  
alley, Rhoades Addition to the Town of Cottonwood, in  
Idaho County, State of Idaho.

and that he will warrant and defend the same from all lawful claims whatsoever.

Dated:

17 June 1994  
ROMAN CATHOLIC DIOCESE OF BOISE  
MOST REVEREND DAVID BRUMBY  
BISHOP OF BOISE  
By: *Rose E. Gehring*  
BY: VERY REVEREND DAVID BRUMBY  
ATTORNEY IN FACT

STATE OF IDAHO, COUNTY OF *Idaho*  
On this *17th* day of *June*, 19*94*,  
before me, a notary public in and for said State, personally ap-  
peared *Rose E. Gehring*,  
known to me to be the person whose name is  
subscribed to the foregoing instrument, and acknowledged to me that  
she executed the same.  
*Rose E. Gehring*  
Notary Public  
Idaho.  
My commission expires *1-1-99*

STATE OF IDAHO, COUNTY OF *Idaho*  
I hereby certify that this instrument was filed for record at  
the request of *Cottonwood Joint School Dist 242*  
at *20* minutes past *9* o'clock *A.M.*  
this *22* day of *June*, 19*94*  
in my office, and duly recorded in Book *10* of Records  
at Page *10*  
*ROSE E. GEHRING*  
Notary Public  
By *Rose E. Gehring*  
Fees \$ *3.00*  
Mail fee

Printed and for sale by Cottonwood Chronicle, Cottonwood, Idaho

*17/ PO Box 158  
Cottonwood, ID 83522*



John Reiland, et ux. )  
 To :  
 The Roman Catholic Diocese )  
 of Boise City, Idaho. )

THIS INDENTURE, Made this Eleventh day of September, in the year of our Lord one thousand nine hundred and sixteen, between John Reiland, and Lena Reiland, husband and wife, of Cottonwood, County of Idaho, State of Idaho, the parties of the first part, and The Roman Catholic Diocese of Boise City, Idaho, of Boise, County of Ada, State of Idaho, the party of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Three Thousand and No/100 Dollars, lawful money of the United States of America, to them in hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part, <sup>and to</sup> its successors and assigns forever; all the following described real estate, situated in Idaho County, State of Idaho, to-wit:

All of Block Eighteen "18", containing Twelve Lots numbered from one to twelve inclusive, and all of Block Nineteen "19" containing twelve Lots numbered one to twelve inclusive, all in T.J. Rhoads's First Addition to the Town of Cottonwood, Idaho, as shown by the plat thereof, on file in the office of the County Recorder of said Idaho County.

TOGETHER With all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, and interest, in and to the said property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the party of the second part, and to its heirs and assigns forever:

And the said parties of the first part, and their heirs, the said premises, in the quiet and peaceable possession of the said party of the second part, its heirs and assigns, against the said parties of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these presents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of : Geo. M. Robertson Witness to Signature of John Reiland.

John Reiland, (SEAL).  
 Lena Reiland. (SEAL).

State of Washington. )

: On this 20th day of September, in the year 1916, before me, C.W. County of Whitman. )

Bean, a Notary Public, in and for said County, personally appeared, Lena Reiland, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set

my hand and affixed my official seal, the day and year in this certificate first above written.

\*\*\*\*\*  
 " C.W. Bean, Notary Public, "  
 " State of Washington, "  
 " Commission Expires Nov. 24, 1918. "  
 \*\*\*\*\*

C.W. Bean, Notary Public,  
 Residing at Uniontown, Wash.

State of Idaho, )

: ss. On this 21st day of September, in the year 1916, before me, Geo. M. County of Idaho. )

Robertson, Notary Public, in and for said County, personally appeared, John Reiland, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and year in this certificate above written.

Geo. M. Robertson, Notary Public,



John Reiland, et ux.

To

The Roman Catholic Diocese  
of Boise City, Idaho.

)

:

:

)

THIS INDENTURE, Made this Eleventh day of September, in the  
year of our Lord one thousand nine hundred and sixteen, betw-  
een John Reiland, and Lena Reiland, husband and wife, of Cotton-

wood, County of Idaho, State of Idaho, the parties of the first part, and The Roman Catholic Dio-  
cese of Boise City, Idaho, of Boise, County of Ada, State of Idaho, the party of the second part:

WITNESSETH: That the said parties of the first part, for and in consideration of the sum  
of Three Thousand and No/100 Dollars, lawful money of the United States of America, to them in  
hand paid, by the said party of the second part, the receipt whereof is hereby acknowledged,  
have granted, bargained, and sold, and by these presents do grant, bargain, sell, convey and con-  
firm unto the said party of the second part, <sup>and its</sup> successors and assigns forever; all the fol-  
lowing described real estate, situated in Idaho County, State of Idaho, to-wit:

All of Block Eighteen "18", containing Twelve Lots numbered from one to twelve inclusive,  
and all of Block Nineteen "19" containing twelve Lots numbered one to twelve inclusive, all  
in T.J. Rhoads's First Addition to the Town of Cottonwood, Idaho, as shown by the plat thereof,  
on file in the office of the County Recorder of said Idaho County.

TOGETHER With all and singular the tenements, hereditaments, and appurtenances thereunto  
belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders,  
rents, issues and profits thereof, and all estate, right, title, and interest, in and to the said  
property, as well in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together  
with the appurtenances, unto the party of the second part, and to its heirs and assigns forever:

And the said parties of the first part, and their heirs, the said premises, in the quiet and  
peaceable possession of the said party of the second part, its heirs and assigns, against the  
said parties of the first part, and their heirs, and against all and every person and persons  
whomsoever, lawfully claiming or to claim the same, shall and will Warrant and by these pre-  
sents forever defend.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set  
their hands and seals the day and year first above written.

Signed, sealed and delivered in the  
presence of : Geo. M. Robertson Witness to  
Signature of John Reiland.

John Reiland, (SEAL).

Lena Reiland. (SEAL).

State of Washington. )

: ss. On this 20th day of September, in the year 1916, before me, C.W.  
County of Whitman. )

Bean, a Notary Public, in and for said County, personally appeared,  
Lena Reiland, known to me to be the person whose name is subscribed to the within instrument,  
and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set  
my hand and affixed my official seal, the day and year in this certificate first above written.

\*\*\*\*\*  
" C.W. Bean, Notary Public, "  
" State of Washington, "  
" Commission Expires Nov. 24, 1918. "  
\*\*\*\*\*

C.W. Bean, Notary Public,  
Residing at Uniontown, Wash.

State of Idaho, )

: ss. On this 21st day of September, in the year 1916, before me, Geo. M.  
County of Idaho. )

Robertson, Notary Public, in and for said County, personally appeared,  
John Reiland, known to me to be the person whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal, on the day and year



LEASE

This Lease and Option Agreement made and entered into as of July 1, 1970, by and between ROMAN CATHOLIC DIOCESE OF BOISE, a corporation sole, with its principal office at Boise, Idaho, hereinafter referred to as the "Lessor", and, JOINT CLASS A SCHOOL DISTRICT NO. 242, IDAHO AND LEWIS COUNTIES, State of Idaho, a body politic and corporate with its principal place of business at Cottonwood, Idaho, hereinafter referred to as "Lessee",

WITNESSETH: That for and in consideration of the covenants and agreements hereinafter contained, to be kept and performed by the parties hereto, and the payment of the rentals to Lessor as herein set forth, the Lessor does hereby lease and demise to the Lessee and the Lessee does hereby rent from the Lessor, the following described real and personal property situated in Idaho County, State of Idaho, to-wit:

REAL PROPERTY:

All of Blocks Thirteen (13), Eighteen (18) and Nineteen (19) of Rhoads' First Addition to the City of Cottonwood, Idaho, according to the official plat thereof on file in the office of the Recorder of Idaho County, Idaho. Together with that part of Smith Street, vacated, lying between Blocks 18 and 19, and together with the appurtenances thereto belonging or appertaining.

PERSONAL PROPERTY:

200, more or less, student desks and chairs  
6 teacher desks  
1 office desk

but all upon the following terms and conditions and subject to the following agreements of the parties.

RENTAL TERM: The term of this lease shall be for one (1) year, commencing on July 1, 1970, and ending at midnight on June 30, 1971.

RIGHT OF RENEWAL: The Lessee is hereby given the exclusive privilege and option of renewing this Lease for successive yearly terms, commencing on July 1, 1971, and annually thereafter for a total of twenty (20) years, beginning July 1, 1970. Each such

1 renewal shall be upon the same terms and conditions herein specified  
2 and for the rental herein specified, unless the parties mutually  
3 agree, in writing, to alter the same hereafter.

4 Any holding over the leased property by the Lessee after the  
5 expiration of the annual term shall be considered as an automatic  
6 renewal for another annual term, unless the Lessee gives written  
7 notice to Lessor at least thirty (30) days prior to the end of the  
8 rental term of Lessee's intention not to renew. Provided, however,  
9 mere holding over the leased property by Lessee within a ten (10)  
10 day period following expiration of a term, solely for the purpose  
11 of enabling Lessee to remove its equipment and personal property  
12 from the premises and to do any required repair work, cleaning or  
13 painting, shall not be deemed a holding over which would obligate  
14 Lessee to renew and pay rent for the ensuing term.

15 RENTAL: The rental for the first annual term of this Lease  
16 shall be SIX THOUSAND DOLLARS (\$6,000.00) lawful money of the  
17 United States, which sum the Lessee agrees to pay to Lessor at  
18 Cottonwood, Idaho, on or before February 1, 1971. For  
19 each successive renewal term the annual rental shall be TWELVE  
20 THOUSAND THREE HUNDRED EIGHTY-THREE DOLLARS (\$12,383.00), which sum  
21 shall be paid on or before February 1 of each year in which the  
22 Lease is renewed.

23 USE OF PROPERTY: This Lease is given for the intended use  
24 of said property by Lessee as a public school, and it shall be used  
25 by Lessee only for such public school purposes and for such other  
26 and incidental and related purposes as is customary for similar  
27 public school property in this area.

28 REPAIRS AND MAINTENANCE: The Lessee agrees to maintain and  
29 keep said premises and property in good condition and state of  
30 repair. The Lessee agrees to keep the premises clean, free of  
31 debris and other hazards and to maintain the building, improvements,  
32 plumbing and equipment in good condition and in good working order,



1 reasonable wear and tear and unavoidable casualties alone excepted.  
2 Lessor and its agents and other authorized persons shall have access  
3 to the premises at all reasonable times for the purpose of inspection  
4 of the property and to assure compliance with the provisions of this  
5 Lease.

6 RISK OF LOSS: Until such time as title to the property may  
7 pass to Lessee, the risk of loss of or damage to said leased  
8 property by fire (regardless of cause), earthquake, or other unavoid-  
9 able casualty, shall be borne by Lessor. The Lessee shall bear  
10 the risk of loss or damage due to accidents caused by its invitees  
11 (but not fire), window breakage and vandalism.

12 FIRE INSURANCE: At all times during the terms of this Lease  
13 Lessor shall keep in effect a standard fire insurance policy or  
14 policies, with extended coverage, insuring the leased property for  
15 its full insurable value, with a reputable company licensed to do  
16 business in the State of Idaho. Lessee's interest in said property  
17 under this Lease and under the Option hereinafter set forth shall  
18 be recognized and protected by appropriate "loss payable" endorse-  
19 ments to the policy or policies.

20 Except as otherwise hereinafter provided, in the event of  
21 any loss wholly or partially covered by insurance the proceeds  
22 from such insurance shall be used to repair or replace the damaged  
23 property, under the joint direction of the parties, so that the  
24 property is restored to at least its former value and utility.

25 Additional coverage, such as insurance against vandalism,  
26 theft and other risks not usually included in a standard fire  
27 insurance with extended coverage, shall be at the expense of Lessee.  
28 Also, additional insurance made necessary by improvements and additions  
29 made to the property by Lessee, shall be at the expense of Lessee.

30 Lessee shall also be responsible for providing any insurance  
31 desired by Lessee on its own fixtures, equipment, furniture and  
32

1 other personal property on or about the premises, or upon any such  
2 property owned by students, teachers and other parties.

3 If desired by Lessor and Lessee such additional coverage for  
4 benefit of Lessee may be included in the policy or policies held by  
5 Lessor, and if this is done the Lessee's share of the premiums shall  
6 be paid promptly by Lessee to Lessor upon demand.

7  
8 LIABILITY INSURANCE: Lessee shall at all times during the  
9 original and any renewal term of this Lease maintain a standard public  
10 liability insurance policy, with limits satisfactory to Lessor. Such  
11 policy shall insure against liability of the Lessor as well as Lessee  
12 to third parties. The Lessee agrees to defend against all claims  
13 made by third parties against Lessor and/or Lessee by reason of  
14 Lessee's use of the leased property, and Lessee shall indemnify and  
15 save harmless the Lessor from any such claim, loss or liability  
16 whatsoever arising out of Lessee's use and occupation of the leased  
17 property.

18 LIA. ASSESSMENTS: Lessor agrees to pay any and all Local  
19 Improvement District assessments which may be assessed lawfully against  
20 the premises. If any such assessments remain unpaid at the time the  
21 Option is exercised by Lessee to purchase the property, the Lessor  
22 shall then pay the same in full.

23 IMPROVEMENTS AND ADDITIONS: Lessee shall have the right to  
24 make, at its own expense, any improvements and additions to the  
25 property which will not result in any decrease in value and utility  
26 of the property for its intended uses and purposes. All such  
27 improvements and additions shall become the property of the Lessor.  
28 Any classroom fixtures and equipment installed by the Lessee may be  
29 removed by Lessee at the termination of the Lease, if such removal  
30 can be made without injury to the premises.

31 UTILITIES AND SERVICES: Lessee shall promptly pay all  
32 charges for water, sewer, electricity, fuel, sanitation, phone and  
all other utilities and services furnished to the premises during



1 the terms of the Lease.

2       ASSIGNMENT AND SUB-LETTING: The Lessee shall have the right  
3 to assign, transfer or sublet its interest in this Lease and in the  
4 leased property only with the prior written consent of the Lessor.  
5 Any such assignment, transfer or sub-letting of the property without  
6 the written consent of Lessor may, at the option of Lessor, be voidable  
7 and of no force and effect and shall be a breach by Lessee of the  
8 conditions of this Lease.

9       DAMAGE OR DESTRUCTION OF PROPERTY: If the premises or any  
10 part thereof shall be slightly damaged by fire or other casualty not  
11 the responsibility of Lessee to repair, the premises shall be promptly  
12 repaired by Lessor, and no reduction or adjustment of rental will  
13 be made during the period of repair.

14       If the premises are so badly damaged by fire, earthquake or  
15 other casualty making the premises wholly unfit for Lessee's occupancy  
16 and if the property cannot be restored with reasonable diligence  
17 within ninety (90) calendar days after the commencement of actual  
18 work, then Lessee may terminate this Lease by giving Lessor written  
19 notice of such election to terminate, whereupon Lessee shall surrender  
20 the premises and shall not be liable for any future rental, and Lessor  
21 shall refund any unearned rental paid by Lessee on a pro-rate basis  
22 to the date of the casualty.

23       If such election to terminate is not made, then Lessor agrees  
24 to restore said premises with all reasonable diligence, and Lessee  
25 shall not be obligated to pay any rent for that part of the leased  
26 premises rendered unusable until the same are restored.

27       Provided, however, if the leased premises are damaged or  
28 destroyed to the apparent extent of fifty per cent (50%) or more, the  
29 Lessor cannot be compelled to restore or to replace the same until  
30 either:

31       (a) Lessor is reasonably satisfied Lessee will continue  
32 to rent the property for the remainder of the renewal terms for which

1 this lease can run;

2 and/or

3 (b) Lessor is reasonably satisfied that Lessee will then or  
4 at some future time will exercise its option to purchase the property  
5 and pay the balance due Lessor therefor.

6 If Lessee elects to exercise its option to purchase said  
7 property, Lessor and Lessee may agree that Lessor shall not be  
8 required to replace or rebuild the damaged or destroyed property, but  
9 in lieu of having the property replaced all insurance proceeds payable  
10 to Lessor from the loss of the leased property shall be credited  
11 against the purchase price. If the proceeds from insurance payable  
12 to Lessor exceed the total due Lessor for the purchase of the  
13 property as provided in the Option herein, then the excess of such  
14 insurance proceeds shall be paid over to Lessee.

15 OPTION TO PURCHASE

16 For and in consideration of the benefits derived by Lessor  
17 from this Lease, Lessor hereby grants unto Lessee during the term of  
18 this Lease and during any renewal term an exclusive Option to purchase  
19 all of the above described real and personal property upon the terms  
20 and conditions set forth herein:

21 PURCHASE PRICE: The cash purchase price of said property,  
22 if the Option to purchase were exercised as of the date of this  
23 Lease and Option would be ONE HUNDRED FIFTY THOUSAND DOLLARS  
24 (\$150,000.00) lawful money of the United States. However, for the  
25 purposes of this Option the said purchase has been amortized over  
26 a twenty (20) year period and at an interest bearing rate of  
27 approximately five and one-half per cent (5½%) per annum, so that the  
28 annual rental payments made by Lessee will be credited against the  
29 total purchase price and accrued interest in the following manner:

30 On any rental payment date, or within thirty (30) days prior  
31 thereto, Lessee may consummate a purchase of said property and thereby  
32 terminate this Lease by paying the rental payment then falling due



(together with any previously accrued rental remaining unpaid) plus the amount set forth as the cash purchase price in the following schedule for that particular rental payment date:

Term No.	Term	Annual Rental Due Feb. 1 each year	Cash Purchase Price
1	7-1-70 to 6-30-71	6,000.00 <i>12</i>	145,700.00
2	7-1-71 to 6-30-72	12,383.00 <i>12</i>	141,100.00
3	7-1-72 to 6-30-73	12,383.00 <i>12</i>	136,300.00
4	7-1-73 to 6-30-74	12,383.00 <i>12</i>	131,300.00
5	7-1-74 to 6-30-75	12,383.00 <i>12-1-75</i>	125,900.00
6	7-1-75 to 6-30-76	12,383.00 <i>12-1-76</i>	120,300.00
7	7-1-76 to 6-30-77	12,383.00 <i>12-1-77</i>	114,400.00
8	7-1-77 to 6-30-78	12,383.00 <i>12-1-78</i>	108,100.00
9	7-1-78 to 6-30-79	12,383.00 <i>12-1-79</i>	101,500.00
10	7-1-79 to 6-30-80	12,383.00 <i>12-1-80</i>	94,600.00
11	7-1-80 to 6-30-81	12,383.00 <i>12-1-81</i>	87,200.00
12	7-1-81 to 6-30-82	12,383.00 <i>12-1-82</i>	79,500.00
13	7-1-82 to 6-30-83	12,383.00 <i>12-1-83</i>	71,300.00
14	7-1-83 to 6-30-84	12,383.00 <i>12-1-84</i>	62,700.00
15	7-1-84 to 6-30-85	12,383.00 <i>12-1-85</i>	53,600.00
16	7-1-85 to 6-30-86	12,383.00 <i>12-1-86</i>	43,900.00
17	7-1-86 to 6-30-87	12,383.00 <i>12-1-87</i>	33,800.00
18	7-1-87 to 6-30-88	12,383.00 <i>12-1-88</i>	23,100.00
19	7-1-88 to 6-30-89	12,383.00	11,800.00
20	7-1-89 to 6-30-90	12,383.00	1.00

In addition Lessor will be paid the unearned premium value of any insurance policy paid by Lessor and transferred to Lessee in the sale.

Lessor agrees to make, execute and deliver to Lessee, at the time of the purchase, a good and sufficient Warranty Deed for the leased premises and a Bill of Sale for the personal property. Lessor shall also furnish at that time a policy of title insurance, or

1 other evidence of title satisfactory to Lessee, showing that fee  
2 simple title free and clear of liens, encumbrances and defects is being  
3 vested in Lessee.

4 NOTICE OF DEFAULT: If Lessee shall default in the payment of  
5 any installment of rental when the same is due, or if Lessee shall  
6 default in performing or keeping any of the other provisions of this  
7 Lease required to be kept or performed by Lessee, this Lease and  
8 Option may be terminated by Lessor thirty (30) days after Lessor  
9 causes a written notice of such default to be mailed or delivered  
10 to Lessee. Said Notice shall state the provisions of the Lease  
11 which are in default and shall notify Lessee that unless the default  
12 are corrected within said thirty (30) day period the Lease and  
13 Option will be terminated. Following termination Lessor shall have  
14 the right to reenter the premises, either with or without process  
15 of law and Lessor shall have the right to expel, remove and put out  
16 Lessee or any persons occupying the property, and to repossess the  
17 premises, without prejudice to any remedies which Lessor might  
18 have for collection of rental or other sums due Lessor.

19 ARBITRATION: Lessor and Lessee agree that if any dispute  
20 arises between them over the respective rights, duties or obligations  
21 of the parties under this Lease, and they are unable to resolve such  
22 matters after consultation, they shall submit such disputed matters  
23 to three (3) arbitrators and the decisions of at least two (2)  
24 concurring arbitrators shall be binding upon the parties. Lessor  
25 shall select one (1) person as arbitrator; Lessee shall select one  
26 (1) person, and those two so selected shall select a third. The  
27 use and activities of the Arbitrators shall be bound by the provisions  
28 of Title 7, Chapter 9 of the Idaho Code.

29 AMENDMENTS: This Lease may be amended at any time by mutual  
30 agreement of the parties; provided that no amendment shall be  
31 affective until it is reduced to writing and is properly executed  
32 by both parties, each of whom shall receive an executed copy thereof.



1 BINDING EFFECT: This Lease shall run with the above described  
2 real property and it shall bind the successors and assigns of the  
3 parties hereto.

4 IN WITNESS WHEREOF, the parties have caused these presents  
5 to be executed by their respective undersigned officers who have  
6 been duly authorized to execute this Lease in behalf of the parties.  
7

8 ROMAN CATHOLIC DIOCESE OF BOISE

9 by: Hybester u. Treinen

10 Title:

11 JOINT CLASS A SCHOOL DISTRICT NO. 242,  
12 IDAHO & LEWIS COUNTIES

13 by: Jac. Ennicking

14 Chairman of the Board

15 ATTEST:

16 Cleo H. Dorman

17 Clerk of the Board  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32



1 STATE OF IDAHO

2 County of Ada--ss.

3 On this 27<sup>th</sup> day of July, 1970, before me, the undersigned,  
4 a Notary Public for the State of Idaho, personally appeared  
5 Sylvester W. Trimen known to me to be the Bishop  
6 of ROMAN CATHOLIC DIOCESE OF BOISE, the corporation that executed  
7 the foregoing instrument and executed the instrument on behalf of  
8 said corporation, and acknowledged to me that such corporation  
9 executed the same.

10 In Witness Whereof, I have hereunto set my hand and affixed  
11 my official seal the day and year above written in this certificate.

12  
13  
14 (Seal)

Joseph F. Schmidt  
Notary Public for Idaho  
Residing at Boise, Idaho

15 STATE OF IDAHO

16 County of Idaho--ss.

17 On this 20<sup>th</sup> day of August, 1970, before me, the undersigned,  
18 a Notary Public for the State of Idaho, personally appeared  
19 Joe Enueking known to me to be the Chairman of  
20 the Board of Trustees of JOINT CLASS A SCHOOL DISTRICT NO. 242,  
21 IDAHO AND LEWIS COUNTIES, that executed the said instrument, and  
22 acknowledged to me that such Joint Class A School District No. 242,  
23 Idaho and Lewis Counties executed the same.

24 In Witness Whereof, I have hereunto set my hand and affixed  
25 my official seal the day and year above written in this certificate.

26  
27  
28 (Seal)

Daniel L. Whiting  
Notary Public for Idaho  
Residing at Cottonwood, Idaho.

RIDER

This rider will serve as an amendment to the Lease and Option Agreement entered into as of July 1, 1970, by and between ROMAN CATHOLIC DIOCESE OF BOISE and JOINT CLASS A SCHOOL DISTRICT NO. 242.

The first annual rental in this lease agreement as specified on Page 2, lines 15 and 16 is in the amount of \$6,000.00. The annual rental for successive years is \$13,383.00.

The reason for the difference in rental is due to the fact that in the negotiations it was agreed by both parties that the first year lease would cover only the eight classrooms and not the Sister's Convent portion of the building, the latter being retained by the Parish for its use during the first year.

In view of the fact that this specific exclusion was overlooked in the writing of the original agreement, it is hereby agreed between both parties that the Sister's Convent portion of the building be specifically excluded from the lease for the first annual term of the lease.

IN WITNESS WHEREOF, the parties have caused these presents to be executed by their respective representatives who have been duly authorized to execute this rider.

ROMAN CATHOLIC DIOCESE OF BOISE

By Nicholas Surk

JOINT CLASS A SCHOOL DISTRICT NO. 242  
IDAHO AND LEWIS COUNTIES

By Jac. Enneking  
Chairman

ATTEST:

Geo H. Dorman  
Clerk

Subscribed and sworn to before me  
this 12th day of August, 1970.

Donna L. Welling  
Notary Public-Cottonwood, Idaho


EMPLOYEE NAME	PAY PERIOD ENDING	HOURS	RATE	GROSS EARNINGS	DEDUCTIONS				NET EARNINGS PAID
					F.I.C.A.	FEDERAL INC. TAX	STATE INC. TAX	RETIREMENT	
		REG. TIME OVERTIME							

EMPLOYEE: THIS IS A STATEMENT OF YOUR EARNINGS AND DEDUCTIONS FOR THE PERIOD INDICATED. KEEP THIS FOR YOUR PERMANENT RECORD.

JOINT SCHOOL DISTRICT NO. 242  
OF IDAHO AND LEWIS COUNTIES, IDAHO, COTTONWOOD, IDAHO

PAYEE: DETACH THIS STATEMENT BEFORE DEPOSITING CHECK

DATE	INVOICE NO.	DESCRIPTION	AMOUNT	DISCOUNT OR DEDUCTION	NET AMOUNT
		2-1 lease payment 1980			
		lease cost	5483.00		
		cost reductions	6900.00		
			12383.00		

JOINT SCHOOL DISTRICT NO. 242 OF IDAHO AND LEWIS COUNTIES, IDAHO COTTONWOOD, IDAHO 83522		NO 5131  92-119/1231
 IDAHO FIRST NATIONAL BANK COTTONWOOD OFFICE Cottonwood, Idaho 83522		
PAY TO THE ORDER OF	Twelve thousand three hundred eighty-three and no/100 - - St Mary's Parish Cottonwood, Id 83522	DATE 1-14-80 AMOUNT \$ 12,383.00
NOT NEGOTIABLE		

T-VPR

100% GUARANTEED BY THE BANK



## Attachment C



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502  
[www.deq.idaho.gov](http://www.deq.idaho.gov)

C.L. "Butch" Otter, Governor  
John H. Tippetts, Director

December 15, 2015

Rene` Forsmann, Superintendent  
Cottonwood School District #242  
PO Box 580  
Cottonwood, Idaho 83522

Dear Superintendent Forsmann:

This letter acknowledges that the Cottonwood School District (District) notified the Idaho Department of Environmental Quality (IDEQ)—the designated State Environmental Authority—that the District will submit to the United States Environmental Protection Agency (EPA), a Brownfields Cleanup Grant Application for hazardous substances in a former School structures for redevelopment and renovation as a Regional Technical Education Center. The notifications to IDEQ satisfy the notification criterion of the EPA Proposal Guidelines for Brownfields Cleanup Grants.

The former School structures are being considered for redevelopment and renovation as a Regional Technical Education Center. Potential participants in developing the center include five public school districts and adult workforce education in Idaho and Lewis counties and minimum security inmates from the nearby North Idaho Correction Institution. Another consideration is a partnership with St. Mary's Hospital providing child care and/or extended care for the elderly. This redevelopment to provide workforce education in the rural Idaho and Lewis counties is a tremendous opportunity to meet this growing need.

IDEQ has provided the District, through its Brownfields Program, an asbestos and lead based paint survey. IDEQ also provided an Analysis of Brownfields Cleanup Alternatives to the District.

IDEQ strongly supports the District in its Brownfields Cleanup Grant Application and believes that the redevelopment plan to provide a workforce education program has the potential to be an excellent success story for the Brownfields Program.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Eric Traynor", is written over a light blue horizontal line.

Eric Traynor  
Brownfields Response Program Manager  
Idaho Department of Environmental Quality  
Phone: (208) 373-0565  
Email: [eric.traynor@deq.idaho.gov](mailto:eric.traynor@deq.idaho.gov)



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C. L. "Butch" Otter, Governor  
John H. Tippetts, Director

October 16, 2015

Patrick Baird, THPO Archaeologist  
Nez Perce Tribe  
Cultural Resource Program  
PO Box 365  
Lapwai, ID 83540-0365

Re: Cultural concerns at the former Prairie Elementary School Cottonwood, Idaho.

Dear Mr. Baird:

The Cottonwood School District #242 in collaboration with the Ida-Lew Economic Development Council and the Idaho Department of Environmental Quality (IDEQ) is applying for a Brownfields Cleanup Grant from the U. S. Environmental Protection Agency for asbestos abatement at the former Prairie Elementary School (Property) in Cottonwood, Idaho.

The Property is 3.34 acres in size and is located at 907 Lewiston Street in Cottonwood. The Property consists of school buildings, a gymnasium, an outdoor basketball court, a baseball field, a playground area, and paved parking areas. The coordinates are 46°3'6.97"N; 116°21'7.88"W (map enclosed).

The Property requires asbestos abatement to facilitate future site re-use which may include renovating site structures for future use as office space or as a regional technical center. Asbestos abatement will be limited to inside the school building in the lunchroom and classrooms. No outside disturbances are anticipated.

IDEQ is requesting a determination letter as to whether or not there are any cultural concerns that the Nez Perce Tribe may have with regard to this Property. Unless the Tribe identifies a specific historical concern, work may begin 30 days after receipt of this letter.

If you have any questions or comments, please feel free to contact me at (208) 666-4632.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gill", is written over a horizontal line.

Steve Gill  
Brownfields and VCP Specialist  
Enclosures

cc: Eric Traynor, Brownfields Program Manager



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 City, State, ZIP+4: Cultural Resource Program  
 PO Box 365  
 Lapwai, ID 83540-0365

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Patrick Bard, THPO Archeologist  
 Nez Perce Tribe  
 Cultural Resource Program  
 PO Box 365  
 Lapwai, ID 83540-0365



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C. L. "Butch" Otter, Governor  
John H. Tippetts, Director

October 16, 2015

Ethan Morton  
Idaho State Historic Preservation Office  
210 Main Street (The Assay Office)  
Boise, ID 83702

Re: Potential Historical Concerns at the former Prairie Elementary School, Cottonwood, Idaho.

Dear Mr. Morton:

The Cottonwood School District #242 in collaboration with the Ida-Lew Economic Development Council and the Idaho Department of Environmental Quality (IDEQ) is applying for a Brownfields Cleanup Grant from the U. S. Environmental Protection Agency for asbestos abatement at the former Prairie Elementary School (Property) in Cottonwood, Idaho.

The Property is 3.34 acres in size and is located at 907 Lewiston Street in Cottonwood. The Property consists of school buildings, a gymnasium, an outdoor basketball court, a baseball field, a playground area, and paved parking areas. The coordinates are 46°3'6.97"N; 116°21'7.88"W (map enclosed).

The Property requires asbestos abatement to facilitate future site re-use which may include renovating site structures for future use as office space or as a regional technical center. Asbestos abatement will be limited to inside the school building in the lunchroom and classrooms. No outside disturbances are anticipated.

IDEQ is requesting a determination letter as to whether or not there are any historic preservation concerns that SHPO may have with regard to this Property. Unless SHPO identifies a specific historical concern, work may begin 30 days after receipt of this letter.

If you have any questions or comments, please feel free to contact me at (208) 666-4632.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Gill", is written over a horizontal line.

Steve Gill  
Brownfields and VCP Specialist  
Enclosures

cc: Eric Traynor, Brownfields Program Manager





C.L. "Butch" Otter  
Governor of Idaho

November 23, 2015

Janet Gallimore  
Executive Director

Administration  
2205 Old Penitentiary Road  
Boise, Idaho 83712-8250  
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Historical Museum and  
Education Programs  
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Office: (208) 334-2120  
Fax: (208) 334-4059

State Historic Preservation  
Office and Historic Sites  
Archeological Survey of Idaho  
210 Main Street  
Boise, Idaho 83702-7264  
Office: (208) 334-3861  
Fax: (208) 334-2775

Statewide Sites:  
• Franklin Historic Site  
• Pierce Courthouse  
• Rock Creek Station and  
• Stricker Homesite

Old Penitentiary  
2445 Old Penitentiary Road  
Boise, Idaho 83712-8254  
Office: (208) 334-2844  
Fax: (208) 334-3225

Idaho State Archives  
2205 Old Penitentiary Road  
Boise, Idaho 83712-8250  
Office: (208) 334-2620  
Fax: (208) 334-2626

North Idaho Office  
112 West 4th Street, Suite #7  
Moscow, Idaho 83843  
Office: (208) 882-1540  
Fax: (208) 882-1763

Steve Gill  
Brownfields and VCP Specialist  
Idaho Department of Environmental Quality  
1410 North Hilton  
Boise, ID 83702

RE: Analysis of Brownfields Cleanup Alternatives for Prairie Elementary School (Idaho SHPO REV 2016-57)

Dear Mr. Gill,

We have reviewed an asbestos abatement analysis prepared by Strata at the Prairie Elementary School in Cottonwood Idaho. As you know, we have also received additional information provided by you on 11/14/2015 regarding this undertaking. If the undertaking incurs federal involvement we recommend under Section 106 of the National Historic Preservation Act that it will have no effect on *historic properties* (36CFR800).

We appreciate your consulting with our office. If you have any questions feel free to contact me at 208-334-3847 x107 or [ethan.morton@ishs.idaho.gov](mailto:ethan.morton@ishs.idaho.gov).

Sincerely,

Ethan Morton, State Historic Preservation Office

cc: Shawn Ringo, Environmental Project Manager, STRATA





## Attachment D

**Analysis of Brownfields Cleanup Alternatives**

Former Prairie Elementary School  
907 Lewiston Street  
Cottonwood, Idaho

**PREPARED FOR:**

Mr. Steve Gill  
Project Manager  
Idaho Department of Environmental Quality  
2110 Ironwood Parkway  
Coeur d'Alene, Idaho 83814  
Steve.gill@deq.idaho.gov

**PREPARED BY:**

STRATA  
A Professional Services Corporation  
6 O'Donnell Road  
Pullman, Washington 99163  
Telephone (509) 339-2000  
Facsimile (509) 339-2001

September 13, 2013



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**Analysis of Brownfields Cleanup Alternatives**  
Former Prairie Elementary School  
907 Lewiston Street  
Cottonwood, Idaho

**1.0 INTRODUCTION AND SITE BACKGROUND**

Strata, A Professional Services Corporation (STRATA) presents this Analysis of Brownfield Cleanup Alternatives (ABCA) prepared for the Idaho Department of Environmental Quality (DEQ) Prairie Elementary School site (herein after referred to as "the site"). STRATA performed this task under DEQ Contract No. C974 task order No. 4.

**1.1 Site Location**

The Prairie Elementary School site is located at 907 Lewiston Street in Cottonwood, Idaho.

**1.2 Current and Past Site Use**

The site is presently occupied by the Prairie Elementary School and is developed with 3 structures, including: (1) the Elementary School classroom building constructed in 1956; (2) the lunchroom/former district offices building constructed in 1956; and, (3) a modern gymnasium constructed in 2002. The site is owned by the Prairie School District and was largely vacated in 2011 in response to decreasing student enrollment in the District. Presently only the new gymnasium and 2 classrooms are used regularly.

The School structures are being considered for lease or purchase by the Bureau of Land Management (BLM) for use as office space. The School structures are also being considered for development and renovation as a regional technical education center. Potential participants in developing the regional technical education center include 5 public school districts and adult workforce education in Idaho and Lewis Counties and minimum security offenders from the nearby North Idaho Correctional Institution.

**1.3 Site Assessment and Findings**

DEQ contracted STRATA to perform a Phase I Environmental Site Assessment (ESA), Asbestos Inspection and Lead Paint Sampling and to prepare this ABCA based upon our findings.

**1.3.1 Phase I ESA Findings**

The Phase I ESA was performed referencing ASTM E1527-05. Recognized environmental conditions (RECs) were not identified in connection with the site, which in our opinion require additional investigation. However, STRATA recommended, the traffic paint, wood preservative, Rainseal, Troximate and duplicating fluid observed in the former Elementary





School lunchroom/District office building basement be used per manufacturers' recommendations or disposed in accordance with State and Federal regulations.

### 1.3.2 Asbestos Inspection Findings and Recommendations

STRATA performed an asbestos inspection and lead paint sampling referencing the following regulations:

- ☛ *Asbestos Hazard Emergency Response Act (AHERA) EPA Regulations 40 CFR Part 763 Subpart E;*
- ☛ *National Emissions Standards for Hazardous Air Pollutants (NESHAP) 40 CFR 61 Subpart M;*
- ☛ *Safety and Health Regulations for Construction OSHA 29 CFR 1926; and,*
- ☛ *Occupational Safety and Health Standards 29 CFR 1910.*

The following table summarizes the ACMs identified in each building:

**Table 1: Identified ACMs by Location**

<b>Classroom Building</b>	
☛	Vinyl Composite Tile and Associated Mastic in Classrooms and Corridors, 11,300 Square Feet
☛	Cove Base Mastic in Classrooms and Corridors, 1,380 Square Feet
☛	Steam Pipe Fitting Insulation in Crawlspace, 40, Each
☛	Hot Water Pipe Insulation in Crawlspace, 400 Linear Feet
☛	Hot Water pipe Fitting Insulation in Crawlspace, 30 Each
☛	Pipe Insulation in Coal Room, 20 Linear Feet
<b>Lunchroom Building</b>	
☛	Sheet Vinyl in Lunch Room and Kitchen, 2,100 Square Feet
☛	Pipe Insulation in Basement, 150 Linear Feet
☛	Window Putty on Exterior Windows, 16 Each
<b>Gymnasium</b>	
☛	No ACMs Identified

The ACM pipe insulation in the crawlspace is a RACM and TSI. Except for some limited pipe insulation debris observed associated with hot water piping on the crawlspace floor, the pipe insulation was observed intact, in good condition and does not require abatement, unless it will be impacted by future renovation or demolition activities. Should abatement be required, pipe insulation abatement will be considered Class I asbestos work requiring an AHERA MAP certified asbestos abatement supervisor and workers.

The ACM vinyl composite tile and associated mastic, covebase mastic, sheet vinyl, and window putty are Category I non-friable ACMs. The materials were observed intact, in good condition, and do not require abatement unless they will be impacted by future renovation or demolition activities. Should abatement be required, abatement will be considered Class II





asbestos work requiring an AHERA MAP certified asbestos abatement supervisor and workers.

### 1.3.3 Lead Paint Sampling Findings and Recommendations

The following tables summarize the paints sampled and paint lead content in the Classroom and Lunchroom buildings. Lead paint samples were not collected from the Gymnasium building because the building was constructed after 1977 when the Consumer Products Safety Commission (CPSC) banned lead based paint.

**Table 2: Classroom Building Paint Samples and Analytical Test Results**

Sample Number	Material/Location	mg/kg Lead	Lead Based Paint Yes/No
PbP-1	White Paint on Plaster	320	No
PbP-2	Blue Paint on Radiator	<110	No
PbP-3	White Paint on Radiator	2,600	No
PbP-10	Blue Exterior Paint	7,800	Yes
PbP-11	Brown Exterior Paint at Coal Room Entry	<63	No

The blue exterior paint is considered lead based paint because it contains greater than 5,000 mg/kg or 0.5% lead. The white paint on plaster and white paint on the radiator are considered lead containing paints because lead was detected in the paints above the laboratory detection limit.

**Table 3: Lunchroom Building Paint Samples and Analytical Test Results**

Sample Number	Material/Location	mg/kg Lead	Lead Based Paint Yes/No
PbP-4	White Paint on Corridor Plaster	<110	No
PbP-5	White Paint on Lunchroom Plaster	690	No
PbP-6	Green Paint on Basement Floor	150	No
PbP-7	Pink Paint on Basement Floor	7,900	Yes
PbP-8	White Paint on Radiator	860	No
PbP-9	Blue Exterior Paint	72	No

The pink paint on the basement floor is considered lead based paint because it contains greater than 5,000 mg/kg or 0.5% lead. The white paint on lunchroom plaster, green paint on the basement floor, white paint on the radiator, and blue exterior paint are considered lead containing paints because lead was detected in the paints above the laboratory detection limit.

Except for the brown paint at the classroom building coal room entry, the painted surfaces observed were in good condition and did not present a risk from flaking/peeling. Work impacting lead based or lead containing paints must comply with *29 Code of Federal*





*Regulations* (CFR) 1926.62, OSHA's Lead Construction Standard. Under 29 CFR 1926.62, employers must assure that no employee will be exposed to lead at concentrations greater than 50 micrograms per cubic meter averaged over an 8-hour period without adequate protection. Demolition debris from future site activities will require composite samples be collected representing the waste stream and extraction by *Toxicity Characteristic Leaching Procedure* (TCLP) *EPA Method 1311* and TCLP leachate analysis for lead to evaluate disposal requirements under the *Resource Conservation Recovery Act* (RCRA).

#### **1.4 Project Goal**

The project goal is site re-use which may include renovating site structures for future use as office space or as a regional technical center. From our findings, and as it relates to the materials encountered and site use, our opinion is that site re-use will require asbestos abatement and lead paint management as the site is renovated.

### **2.0 APPLICABLE REGULATIONS AND CLEANUP STANDARDS**

#### **2.1 Asbestos Regulations and Cleanup Standards**

Asbestos is regulated under the following regulations (the following is intended as a summary and does not include all regulations pertaining to lead material or waste management):

- ☛ AHERA EPA Regulations 40 CFR Part 763 Subpart E was established under the Toxic Substances Control Act (TSCA) Subchapter II. TSCA defines asbestos as the asbestiform varieties of chrysotile, crocidolite, amosite, anthophyllite, tremolite, and actinolite. AHERA defines building materials containing greater than 1 percent asbestos as asbestos containing materials (ACMs). AHERA establishes rules for conducting asbestos inspections and response actions (abatement) and tasked the EPA with developing a model plan for states accrediting personnel performing asbestos inspections and response actions.
- ☛ AHERA requires an airborne structure (e.g. asbestos fibers/bundles) concentration of 70 structures per cubic centimeter (or less) as the post response action/abatement clearance concentration as determined by Transmission Electron Microscopy (TEM). TEM is required for asbestos projects in not-for-profit schools serving kindergarten through 12<sup>th</sup> grade students when abatement quantities exceed 260 linear feet or 160 square feet. AHERA alternatively requires an airborne fiber concentration of 0.01 fibers per cubic centimeter (or less) as an equivalent post response action/abatement clearance concentration as determined by Phase Contrast Microscopy (PCM). The PCM alternative method is only allowable under AHERA for small scale projects in not-for-profit schools serving kindergarten through 12<sup>th</sup> grade students; otherwise PCM post abatement air clearance sampling clearance has become the standard for the general industry in commercial and public buildings.
- ☛ NESHAPs 40 CFR 61 Subpart M was established under the Clean Air Act. NESHAPs





requires an asbestos inspection to identify ACMs prior to demolition or renovation. NESHAPs requires the EPA be notified 10 days prior to initiating demolition/renovation when the quantity of Regulated ACM that will be disturbed exceeds 260 linear feet, 160 square feet or 35 cubic feet. NESHAPs establishes emission control methods and requires the methods employed result in no visible emissions to outside air.

- *OSHA's Asbestos General Standard 29 CFR 1910.1001* specifies a Permissible Exposure Limits (PEL) equal to 0.1 fibers per cubic centimeter over an 8 hour time weighted average for construction personnel. The Asbestos General Standard also regulates engineering controls, worker training, labeling, respiratory protection and asbestos waste disposal requirements.
- *OSHA's Asbestos Construction Standard 29 CFR 1926.1101* regulates asbestos work practices, worker training, disposal requirements and also specifies PELs.

## 2.2 Lead Regulations and Cleanup Standards

Lead is regulated under the following regulations (the following is intended as a summary and does not include all regulations pertaining to lead material or waste management):

- *Idaho Administrative Procedures Act (IDAPA) 58.01.05 Rules and Standards for Hazardous Waste* incorporates RCRA by reference.
- *RCRA 40 CFR Section 261.24* establishes the toxicity characteristic for lead containing waste determined by TCLP EPA Method 1311 at 5.0 milligrams per liter.
- *EPA Regulations 40 CFR Part 745* defines lead based paint(s) as paints containing greater than 1 milligram per square centimeter or more than 0.5 percent lead (5,000 mg/kg). The regulation establishes work practices and certifications required for renovations impacting residences and child occupied facilities constructed before 1978 and defines child occupied facilities (e.g. daycares, preschools and kindergartens).
- *OSHA 29 CFR 1926.62 Safety and Health Regulations for Construction, Occupational Health and Environmental Controls, Lead* applies to new construction, alteration, repair or renovation of structures that contain lead. The regulation defines 30 micrograms per cubic meter of air averaged over an 8-hour time weighted average as the action level for airborne lead exposure. The regulation also defines 50 micrograms per cubic meter of air averaged over an 8-hour time weighted average as the PEL for airborne lead exposure. The regulation establishes training, housekeeping, monitoring, medical surveillance and personal/respiratory protection requirements.

## 3.0 EVALUATION OF CLEANUP ALTERNATIVES

### 3.1 Cleanup Alternatives Considered

Future site development/use has yet to be determined and will have a significant impact upon the preferred cleanup alternative. However, based upon our experience with renovation and demolition projects requiring ACM and lead based paint abatement/management, we considered the following alternatives:





### 3.1.1 Asbestos Cleanup Alternatives Considered

- ☛ Alternative #1, No Action/Abatement;
- ☛ Alternative #2, Partial Abatement to address damaged ACMs and support renovation;
- ☛ Alternative #3, Abate ACMs.

### 3.1.2 Lead Cleanup Alternatives Considered

- ☛ Alternative #1, No Action/Abatement;
- ☛ Alternative #2, Partial Lead Based/Containing paint Abatement/Management to support renovation;
- ☛ Alternative #3, Abate Lead Based Paints.

## **3.2 Effectiveness, Implementability and Cost of Cleanup Alternatives**

To satisfy EPA requirements, the effectiveness, implementability and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

### 3.2.1 Asbestos Cleanup Alternatives Effectiveness

- ☛ Alternative #1, No Action/Abatement is not effective because there is ACM pipe fitting insulation debris in the classroom building crawlspace which requires cleanup to reduce the risk of maintenance personnel's exposure to airborne asbestos fibers. No action also would prohibit renovation where ACMs would be impacted. In our opinion, inaction is not viable.
- ☛ Alternative #2, Partial Abatement to address damaged ACMs and support renovation is effective because the crawlspace ACM pipe fitting insulation debris will be cleaned up and ACMs could be abated to support renovation activities and site re-use.
- ☛ Alternative #3, Abate ACMs is effective because asbestos will be removed from the buildings, thereby eliminating asbestos as a barrier to renovation and site re-use.

### 3.2.2 Lead Cleanup Alternatives Effectiveness

- ☛ Alternative #1, No Action/Abatement is effective because site lead based paints are in good condition and lead based and containing paints can be managed during renovation.
- ☛ Alternative #2, Partial Lead Based/Containing paint Abatement/Management to support renovation is effective because lead based and lead containing paints can be managed by renovation contractors.
- ☛ Alternative #3, Abate Lead Based Paints is effective because lead based paints will be removed from the buildings eliminating lead as a barrier to renovation and site re-use.

### 3.2.3 Asbestos Cleanup Alternatives Implementability

- ☛ Alternative #1, No Action/Abatement is easy to implement because it requires no action.
- ☛ Alternative #2, Partial Abatement to address damaged ACMs and support renovation, is relatively easy to implement as abatement can be coordinated to support renovation activities.
- ☛ Alternative #3, Abate ACMs is more difficult to implement because it requires abating all ACMs. Because ACMs include necessary building materials such as pipe insulation, floor and wall finishes, the materials will require replacement after abatement.



### 3.2.4 Lead Cleanup Alternatives Implementability

- ☞ Alternative #1, No Action/ Abatement is easy to implement because it requires no action.
- ☞ Alternative #2, Partial Lead Based/Containing paint Abatement/Management to support renovation is also relatively easy to implement because lead based and lead containing paints can be managed by renovation contractors.
- ☞ Alternative #3, Abate Lead Based Paints is more difficult to implement because it requires abating all ACMs. Because lead based paints have been applied to necessary building materials such as the classroom building's exterior walls, the paint/materials will require replacement after abatement.

### **3.3 Fees**

The following asbestos abatement fees are based upon fee estimates provided by the Lewiston, Idaho based abatement contractor Advanced Contracting. Lead abatement fees are based upon EPA estimates, \$8 to \$15 per square foot.

#### 3.3.1 Asbestos Abatement Fees

- ☞ Alternative #1, No Action/Abatement, there will be no costs under this alternative because it requires no action.
- ☞ Alternative #2, Partial Abatement to address damaged ACMs and support renovation, fees vary under this alternative and reflect the renovation's scope. The fees in Alternative # 3, Tables 3 and 4 may be broken out to estimate abatement fees associated with various renovation activities.
- ☞ Alternative #3, Abate ACMs, the following tables summarize abatement fees for the Classroom and Lunchroom/District Offices buildings:

**Table 4: Classroom Building Asbestos Abatement Fees**

Classroom Building	QTY	Units	Abatement Fee Estimate
VAT	11,300	SF	\$39,550
Cove Base Mastic	1,376	LF	\$3,096
Crawl 6" HMF	36	EA	\$2,340
Crawl 4" HMF	18	EA	\$1,170
Crawl 4" Pipe+HMF	250	LF	\$5,417
Coal Room 10" TSI	20	LF	\$650
Coal Room 6" HMF	10	EA	\$650
<b>Classroom Building Total Estimate</b>			<b>\$52,873</b>





**Table 5: Lunchroom Building Asbestos Abatement Fees**

Lunch Room Building	QTY	Units	Abatement Fee Estimate
SV	2,000	SF	\$6,500
Aircell Pipe	150	LF	\$3,250
Window Putty	8	EA	\$1,200
Plaster*	12,000	SF	\$81,000
<b>Lunchroom Building Total Estimate</b>			<b>\$91,950</b>

\*Contains less than 1% actinolite asbestos

The fees listed above do not include abatement design services. Fees for abatement design services could range from \$2,500 for limited abatement supporting a small renovation project to \$12,000 for an abatement design that supports abating all identified site ACMs. Fees also do not include third party abatement oversight and air clearance sampling after abatement. Clearance sampling fees are dependent upon whether future site use would include building occupation by K-12 students and AHERA TEM air sampling is required. Fees for third party abatement oversight and air clearance sampling could range from \$2,000 for limited abatement supporting a small renovation project to \$15,000 if AHERA clearance samples are required in each functional space after abating all identified site ACMs.

### 3.3.1 Lead Abatement Fees

- ☛ Alternative #1, No Action/Abatement, there will be no fees under this alternative because it requires no action.
- ☛ Alternative #2, Partial Lead Based/Containing paint Abatement/Management to support renovation, fees under this alternative reflect the renovation's scope; however, additional fees to manage lead based/lead containing paints during renovations will be minimal based upon the following assumptions:
  - 1) Demolition debris lead TCLP results are less than the RCRA toxicity threshold and demolition debris does not require management as hazardous waste; and 2) Airborne lead dust can be controlled/managed during demolition.
- ☛ Alternative #3, Abate Lead Based Paints, estimated fees to abate the blue exterior classroom building paint range from \$27,500 to \$52,500. However, it may be cheaper to remove and replace the exterior cement fiberboard siding; \$13,000 and \$19,500. Estimated fees to abate the pink lead based paint from the lunchroom building's cement basement floor are between \$3,500 and \$6,500.

## **4.0 RECOMMENDED CLEANUP ALTERNATIVES**

### **4.1 Recommended Asbestos Abatement Alternative**

The recommended asbestos abatement alternative is Alternative # 3. Since renovation and demolition activities are anticipated in potential future site use, abatement of the ACMs is



recommended.

#### **4.2 Recommended Lead Abatement Alternative**

The recommended lead abatement alternative is Alternative # 3. Since renovation and demolition activities are anticipated in potential future site use, lead based paints should be removed from the buildings eliminating lead as a barrier to renovation and site re-use.

#### **5.0 Limitations**

This report is limited to the materials and activities described herein, and is intended to aid in the identification of asbestos containing materials and lead containing paints within the project area. Quantity and fee estimates are intended to provide order of magnitude information only and assist with evaluating cleanup alternatives.

Our services consist of professional opinions made in accordance with generally accepted consulting and sampling principles and practices, as they exist at the time of this letter and in northern Idaho. This acknowledgment is in lieu of all express or implied warranties. This report should be read and implemented in its entirety. Individual sections of this report cannot be relied upon outside the context of the letter. The information is relevant to the dates of our site work, and should not be relied on to represent conditions at a substantially later date.





## Attachment E


## Appendix D – Public Meeting

**Media:** On November 4<sup>th</sup> the Cottonwood Joint School District #242 posted the following information to their website about the upcoming public meeting to discuss the Brownfield Project at the Former Prairie Elementary School:

sd242.org

Pandora | www.hotmail.com | CEDIA - Cleanwater E... | Home | Home - Dropbox | Idaho Transportation... | Yahoo | Ga-Law - Administ... | Uniqua Bank com... | Springs My Chart - ... | Hoopesite | Uniqua Bank | K-LOVE Play

### Welcome



### PUBLIC NOTICE

Notification of meeting to inform public of a grant to abate old elementary school

Meeting Dates:

November 12 Cottonwood Chamber of Commerce 11:30 a.m. City Hall

November 16 Cottonwood School District Board Meeting 5:30 p.m. Elementary School Computer Lab

Discussion of proposal to abate the building located at 907 Lewiston Street, grant is due December 18, 2015 notice of award April 2016.

Download the School App:

Available on the App Store | Get it on Google play

### District Wide Events

Back | November 2015 | Next

S	M	T	W	T	F	S
					12	13
		17	18	19	20	
		24	25	26	27	

### Calendars

2015-2016 Calendar - Final (pdf)

District-Wide Calendar

Gym Calendars

On November 12<sup>th</sup> the Cottonwood Chronicle published information on the Brownfields Project public meeting to be held at the regular Cottonwood School District Board Meeting. The article appeared in the paper with the normal School Board meeting notice and agenda.

### *Public informational meetings*

This is a notification of meetings to inform public of a grant to abate old elementary school.

Meeting dates are November 12 Cottonwood Chamber of Commerce 11:30 at City Library and November 16 Cottonwood

School District Board Meeting Elementary School Library. 5:30 p.m.

Discussion of proposal to abate the building located at 907 Lewiston Street. Grant due December 18, 2015. Notice of award April 2016.

### *School Board to meet Monday*

The School Board will hold their regular November meeting on Monday, Nov. 16 at 5:30 p.m. at the Elementary School Computer Lab.

Items on the agenda at press time are:  
Overview of Hot Lunch

Program

Discuss Grant for Abatement of Old Elementary School

Discuss ISBA Convention

Facilities Update

Other items may be added by meeting time.

**1<sup>st</sup> Public Meeting:** On November 12<sup>th</sup> the Cottonwood Chamber of Commerce held their monthly meeting at 11:30 AM at City Hall. This meeting was open to the public.



The Former Prairie Elementary School Brownfields cleanup project was presented. The meeting was held at the Chamber of Commerce meeting in an effort to include area businesses and professionals in the review of the development and planning of the project. The reuse of the school buildings for a Regional Technical Education Center has been on the Chamber of Commerce's monthly meeting agenda from the past couple of years. The Chamber members were aware of the project and were able to review the proposed cleanup and plan.

**2<sup>nd</sup> Public Meeting:** On November 16<sup>th</sup> at the Cottonwood School District Board Meeting held at the current Elementary School at 5:30 PM.

The School Board put the project at the beginning of the agenda to discuss the Former Prairie Elementary School Brownfields cleanup. The meeting was held at the School Board meeting to involve the school board, the community at large and parents/teachers/students at the school. The sale or reuse of the former elementary buildings have been on the monthly meeting agenda since 2011. The school board was very aware of the project and were able to review the proposed cleanup and plan.

**Materials:** Included a sign-in sheet, public comment cards and a summary of the proposed Brownfields Cleanup of the Former Prairie Elementary School building.

The project was listed on the Chamber's and School Board's meeting agenda and all who attended the meetings were able to look at the draft Narrative Proposal for the application, Assessment of Brownfield Cleanup Alternatives, Lead Paint and Asbestos Sampling Report, and Phase I Environmental Site Assessment.

**Comments and Questions:**

During the Q and A session the following themes emerged:

Questions about the cost to the school district, would the cleanup increase the amount of the levy and property taxes?

Answer: "The grant the District is applying for is approximately \$187,000. The grant program does require a 20% match. The School District is investing \$3,000 in the Voluntary Cleanup Program with Idaho Department of Environmental Quality, spending approximately \$1,000 in materials to involve the public in the project through things like public meeting materials, and investing the time of the Superintendent through \$8,800 in-kind match. The School District is asking the EPA for a Hardship Waiver to cover the remaining \$20,026 needed to meet the 20% match."

Questions about once the cleanup is finished, what are the next steps towards reuse?

Answer: "The Hospital is interested in purchasing the property, but not at this time. They would seriously consider being a partner in development of the property for uses such as elder care and daycare. The Idaho-Lewis County Technical Education Foundation continues to work towards a Regional Technical Education Center and currently has two pilot projects going. Once completed, these projects look to be the start to operations of the school."

Questions about the sale of the property, has the school district had any real offers on the building for purchase?

Answer: "There have been a couple of recent offers on the property that is listed for \$1,500,000. However one was \$50,000 and the other was \$150,000."

Questions about who would be hired to do the cleanup?

Answer: "The cleanup would go out for bid only to companies qualified to lead paint and asbestos removal safely. Bids will be awarded on the price, qualifications and quality of the company's past work."

Questions about future liability for the school district?

Answer: "The state of Idaho DEQ will provide the next purchaser and the school district with a clear title that the remediation is done and cannot be readdressed by the IDEQ. Thus giving new owners a clear title without worries of future liabilities."

Comments:

"We would like to see the building repurposed and used."

"It would be good to clean it up and have the school district get full value for it if sold."

"It is hard to see the building that used to have busy children in it sit empty, having a vacant building right next to the hospital is bad for the town."

"After the break-ins this year, it would be good for the city to have the building occupied again."

All the questions were answered and both groups felt the project would be good for the community and supported it. There were no comment cards filled out, it was a small meeting and people said they felt they could be candid.

**General Attendees:**

(b) (6)





(b) (6)

**Project Team:**

Melisa Bryant, Ida-Lew Economic Develop Council  
Steve Gill, Idaho Department of Environmental Quality  
Rene' Forsmann, Cottonwood Joint School District #242

Cottonwood Joint School District #242  
FY16 EPA Brownfields Cleanup Grant  
Former Prairie Elementary School



Name	Affiliation (if any)	Address	Email
(b) (6)			



Cottonwood Joint School District #242  
FY16 EPA Brownfields Cleanup Grant  
Former Prairie Elementary School



Name	Affiliation (if any)	Address	Email
(b) (6)			
Steve Gill	ID EQ	2110 Ironwood Place CDA, ID 83814	steve.gill@deg.idaho.gov

## Assumption Dinner drawing winners named Kopczynski to retire from Avista VP post

Following is the list of winners for the Assumption Parish Dinner prize drawing held Sunday, Nov. 1 at the Parish Hall in Ferdinand.

Deanna Orr won a home made, hand embroidered lap robe donated by Alice Wallace.

Lorraine Puckett won \$200 cash donated by Vic and Shirley Gehring.

Bertie Forsmann won \$200 cash donated by Goeckner Farms.

Elizabeth Nuxoll won \$100 cash donated anonymously.

Tom Nutman won \$100 cash donated by Ken and Bertie Forsmann.

Taylor Lustig won \$100 cash donated by Harman Agency.

Ralph Mathison won a \$100 Cabela's Gift Card donated anonymously.

Shawna Smith won a \$100 Irwin Drug Gift Basket donated by Chad Jungert.

J.C. Uhling Products won a 72"x94" Homemade Quilt

donated by Jeanne Arzen.

Harold Schaeffer won a Quilt and Pillow made and donated by the Quilt Service Learning Center at NICL.

Morna Lustig won Melalucca Products donated by Lenore Forsman.

Lorenzo Gonzales won \$50 cash donated by John and Mary Funke.

Mike Nuxoll won \$50 cash donated by Theresa Funke.

Sylvia Uhling won \$50 cash donated by GTS Trucking.

Hannah Schwartz won \$50 cash donated by Tim and Nicole Kinzer.

Tyler Nuxoll won \$50 cash donated by Ron and Heather Lightfield.

Maurus Uhlnon won \$50 cash donated by Long's Auto Sales, Body shop & Towing.

Colton McElroy won \$50 cash donated by Remade Gunsmith Works.

Heather Lightfield won \$50 cash donated by Vern and Peg Uhlnon.

Joe Forsmann won a Seattle Seahawks Blanket and Glasses donated by Tim and Beth Forsmann.

Makaylin Laramonde won \$25 cash donated anonymously.

Vern Gehring won \$25 cash donated by Clearwater Concrete Inc.

Todd Stienzel won \$25 cash donated by Nick and Crystal Frei.

Curtis Nuxoll won \$25 cash donated by Seubert Excavators Inc.

Pepper Harman won \$25 cash donated by Valley Paving & Asphalt Inc.

Dave Forsmann, Vicki Shears, Gwon Heit-tuman and Merna Gehring each won 2 for 1 Steak or Bite Size Dinners donated by Trebble Brewing.

Annie Martin won \$50 cash donated by Fred's Body Shop.

For the following prizes you had to be present to win:

Andrea Arzen won \$25 cash donated by Lisa Forsmann.

Sherry Holthaus also won \$25 cash donated by Lisa Forsmann.

Fred Arzen won a Barnwood Bookshelf donated by Ron Riener.

Avista Corp. (NYSE: AVA) recently announced changes in its officer team, approved by the Board of Directors. Don Kopczynski, vice president, Energy Delivery and Customer Service, has announced plans to retire on Dec. 1, 2015, after serving the company and its customers for 36 years. Kopczynski grew up in Cottonwood.

Heather Rosentrater, currently Avista's director of Electrical Engineering and Grid Modernization, has been selected to fill Kopczynski's role upon his retirement. Rosentrater will have responsibility for Avista's electric and natural gas engineering, operations and customer service.

"We are proactive and rigorous in the development of leaders, and we are well-positioned to continue meeting our business objectives in this dynamic energy industry environment," said Avista Corp. Chairman of the Board, President and Chief Executive Officer Scott Morris. "We want to thank Don for his 36 years of service to Avista. His leadership has led to important advances in our company and the utility

industry across broad areas of energy operations, engineering, safety and leadership development. We appreciate his service and we wish him the very best in his retirement."

Heather's proven engineering and leadership experience paves the way for a smooth transition. She is a valuable addition to the officer team as we continue moving forward with new technologies and company growth.

Rosentrater has worked for Avista for 19 years in various leadership roles on some of the company's most important grid modernization initiatives. She received a degree in electrical engineering from Gonzaga University and in recent years has served her community as an adjunct professor at her alma mater, Gonzaga, to train young people in power engineering. She also serves on the advisory council for Washington State University's School of Engineering and Computer Science and on the boards of the Vanessa Behan Crisis Nursery and the West Valley Education Foundation.

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School District Board Meeting Elementary School Library 5:30 p.m.

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Items on the agenda at press time are:

Overview of Hot Lunch

#### Program

Discuss Grant for Abatement of Old Elementary School

Discuss ISRA Convention Facilities Update

Other items may be added by meeting time.



Andrea and Phil Foster, Kamiah. Photo by Bill Farmer, Cottonwood.

### County Democrats cleanup highway

The Idaho County Democrats finished their semi-annual Highway 12 clean up, Saturday, November 7, east of Kamiah. Short work was made of it with lots of help and a good meal after.

The group also cleans a two mile stretch of Highway 95

north of Grangeville.

For information on the next clean up and monthly party meetings go to Idaho County Democrats Facebook page or call Michelle Penlue at 983 3763. Meetings are the second Monday of the month.



### If you call a contractor yourself, that still counts as DIY.

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\*1.50% Introductory Annual Percentage Rate (APR) is available on Home Equity Lines of Credit with an APR, less-to-value (LTV) of 80% or less. The introductory rate will be fixed at 1.50% during the five-month introductory period. A higher introductory rate will apply for an LTV above 80%. Offer is available for new applications submitted from September 12, 2015 - November 20, 2015. After the five-month introductory period the APR is variable and is based upon the prime rate plus a margin. The APR will vary with Prime Rate; the index as published in the Wall Street Journal as of September 11, 2015, the variable rate for Home Equity Lines of Credit ranged from 2.99% APR to 8.25% APR. Higher rates may apply due to an increase in the Prime Rate, for a credit limit below \$10,000, an LTV of or above 60%, a low credit score and/or not having a U.S. Bank personal Package Checking account. A U.S. Bank personal Package Checking account is required to receive the lowest rate, but is not required for loan approval. The rate will not vary above 15% APR or applicable state law, or below 1.50% APR. Changing an interest-only repayment may cause your monthly payment to increase, possibly substantially, once your credit line transitions into the repayment period. Repayment options may vary based on credit qualifications. Interest-only repayment may be unavailable. Loan approval is subject to credit approval and program guidelines. Not all loan programs are available in all states for all loan amounts. Interest rates and program terms are subject to change without notice. Property insurance is required. U.S. Bank and its representatives do not provide tax or legal advice. You are not a financial institution. You should consult your tax and/or legal advisor for advice and information concerning your particular situation. Other restrictions may apply. Mortgage and Home Equity products offered by U.S. Bank National Association. Deposit products are offered through U.S. Bank National Association. Customer pays no closing costs, except mortgage-related funding costs. An annual fee of up to \$50 may apply after the first year and is waived with a U.S. Bank personal Platinum Checking Package. See the Consumer Pricing Information brochure for terms and conditions that apply to U.S. Bank Package Checking accounts. Member FDIC ©2015 U.S. Bank. All rights reserved. 11/02/15 9/15

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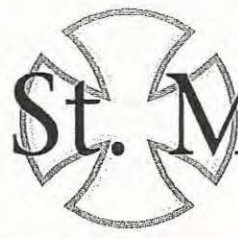
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## Appendix B

### Attachment A – Letters of Participation and Support



# St. Mary's | Hospital and Clinics

PO Box 137 • 701 Lewiston Street • Cottonwood, ID 83522-0137 • tel 208-962-3251 • fax 208-962-3722

November 11, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood School District No 242  
PO Box 158  
Cottonwood, ID 83522

RE: Abatement of Prairie Elementary School on Lewiston St. in Cottonwood

St. Mary's Hospital and Clinics is in full support of the Cottonwood School District's pursuit of a grant to abate asbestos at the former Prairie Elementary School building, which neighbors the hospital. The school facility has the potential to be a great asset for the community, with a number of potential options to provide needed service to the people of Cottonwood and surrounding communities.

It is understood that the school district has multiple potential partners that have interest in services such as technical education, child and extended care, as well as other potential uses. It is the position of St. Mary's that in order to explore those possibilities, asbestos must be abated from the facility. The grant program provides a great opportunity to support the funding of the project necessary to utilize the building in the future.

As a local entity with the best interest of Cottonwood and surrounding communities at the core of our mission, as well as a potential general interest in the elementary school in the future, it is St. Mary's stance to express sincere support for the project and the funding opportunity needed to move forward.

Sincerely,

Matt Forge  
Chief Administrative Officer  
St. Mary's Hospital and Clinics  
701 Lewiston St.  
Cottonwood, ID 83522  
208-962-2316





# *City of Cottonwood*

*Idaho County, State of Idaho*

P.O. Box 571  
Cottonwood, Idaho 83522-0571  
Phone (208) 962-3231

November 9, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood School District No 242  
PO Box 158  
Cottonwood, ID 83522

RE: Abatement of the old Prairie Elementary School located on 907 Lewiston Street

As Mayor of the City of Cottonwood, I wish to commend you on the work to rehabilitate the former elementary school building. We understand that the primary focus of the rehabilitation at this point is to abate asbestos from the building. This process is costly and burdensome for the School District to complete. However, it is of great importance to the community to get this facility ready for usage in another form.

I understand the possibilities at this point for the building are to possibly develop a regional technical education center, partner with St. Mary's Hospital across the street for further development of medical facilities, extended care, child care or a few other interests which have arisen since its closure. Each of these possibilities comes with the requirement of remodeling which then requires the abatement to occur.

It is my understanding that you are pursuing a grant project to help fund this significant undertaking. As another local government entity with limited funding, I wish to express our sincere support for your project and seeking added resources to see it to completion.

Sincerely,

Denis Duman  
Mayor

USDA is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov).



# IDAHO DEPARTMENT OF CORRECTION

*To promote a safer Idaho by reducing recidivism*

C. L. "BUTCH" OTTER  
Governor

KEVIN H. KEMPF  
Director

December 2, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood School District No 242  
P.O. Box 158  
Cottonwood, ID 83522

Re: Abatement of Prairie Elementary School

Dear Mr. Hoene:

I support the abatement of the old Prairie Elementary School. Repurposing this structure would make it a great asset to our community in whatever function it would serve, and possibly provide more jobs and revenue for our local area.

I appreciate the Board pursuing this endeavor and wish them the best of luck in the grant application process.

Sincerely,

Lynn Guyer  
Warden

LYNN GUYER, WARDEN  
NORTH IDAHO CORRECTIONAL INSTITUTION  
236 RADAR RD., COTTONWOOD, ID 83522  
PHONE: 208-962-3276



# COTTONWOOD CHAMBER OF COMMERCE

PO Box 15, Cottonwood, ID 83522 • (208) 962-3231 • [cotchiron@gwestoffice.net](mailto:cotchiron@gwestoffice.net) [www.cottonwoodidaho.org](http://www.cottonwoodidaho.org)

11/12/2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood School District No 242  
PO Box 158  
Cottonwood, ID 83522

RE: Abatement of the old Prairie Elemenatry School located on 907 Lewiston St.

**Mr. Hoene,**

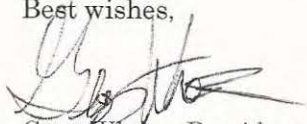
The Cottonwood Chamber of Commerce wishes to commend you on the work to rehabilitate the former elementary school building . We understand the priomary focus of the rehabilitation at this point is to abate asbestos from the building. This process is costly and burdensome for the School District o complete. However, it is of great importance to the community to get this facility ready for usage in another form.

We understand the possibilities at this point for the building are to possibly develop a regional technical education center, partner with St. Mary's Hospital across the street for further development of medical facilities, extended care, child care or a few other interests that have arisen since its closure. Each of these possibilities comes with the requirement of remodeling which then requires the abatement to occur.

It is our understanding that you are pursuing a grant project to help fund this significant undertaking. As another public entity with limited funding, we wish to express our sincere support for your project.

We would like to offer to continue to public discuss the efforts of this project, especially if it should be funded. Our monthly meetings will continue to have updates from this project as they have for the last few years.

Best wishes,



Greg Whery, President  
Cottonwood Chamber of Commerce

## COTTONWOOD CHAMBER OF COMMERCE

Cottonwood, Ferdinand, Greencreek, and Keuterville, ID





November 19, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood School District No 242  
PO Box 158  
Cottonwood, ID 83522

RE: Abatement of the old Prairie Elementary School located on 907 Lewiston Street

This letter is written in support of the grant effort by the Cottonwood School District to secure funding for abatement of the asbestos and lead paint that exists in the buildings previously occupied by the Prairie Elementary School.

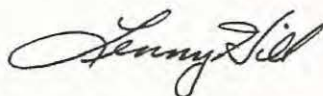
I understand there are several potential future uses of the building being evaluated including:

- Regional technical education center;
- Partnership with St. Mary's Hospital, that is located adjacent to this property, to:
  - expand their medical facilities,
  - offer child day care,
  - expand care to seniors,
  - provide medical training;
- Business center.

Each of these possibilities comes with the requirement of remodeling this property which is contingent upon abatement of these toxic materials.

As a small business owner located on the Camas Prairie, any of these future uses serves to strengthen not only Cottonwood, but the other surrounding communities such as Nezperce of which I am a resident. Technical education, expansion of health care options, and growth of small businesses are fundamental to preserving and growing our local communities.

Sincerely,



Lenny Hill, President  
Hillco Technologies, Inc.



December 17, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood Joint School District No. 242  
PO Box 158  
Cottonwood, ID 83522

Re: Abatement of Contaminates at the Former Prairie Elementary School on Lewiston St. in Cottonwood

Dear Mr. Hoene,


Ida-Le Economic Development is in full support of the Cottonwood School District's pursuit of a grant to abate asbestos and lead paint at the Former Prairie Elementary School property which neighbors the St. Mary's Hospital and the Wimer Senior Living Apartments. The school facility has the potential to be a great asset for the community, with several options to provide needed services and economic growth to the people of Cottonwood and surrounding communities.

The current building being vacant with hazardous contaminants poses both a health and a welfare threat to the community. The community ranks high on the potential to be exposed to lead paint, over 80% due to most building being built prior to 1960. The potential redevelopment and reuse of the building would be by sensitive populations that exposure to asbestos and lead paint are particularly harmful. Workforce education, child care and elder care are just some of the potential uses. Being a vacant building and as such a blight on the community, it has also been a draw for illegal activity – being broken into twice in the last year by young people.

The site has great potential as a regional technical education center, a site for expansion for the Hospital or for recruiting a new business to the area. However, with the contaminants present, there is not any interest of even a 10% market value in the property.

The Ida-Le Economic Development Council has supported the effort to redevelop this property since it was vacated in 2011. We will continue to work with the Cottonwood School District to clean up the property and to put it to new use. These services will be offered at no-cost and in a confidential manner, as with all of our business services.

Thank you for this opportunity to support the abatement of the Former Prairie Elementary School.

Sincerely,  
  
**Jeff Kutner** | Chairman





December 17, 2015

Mr. Gus Hoene  
Chairman of the Board of Trustees  
Cottonwood Joint School District No. 242  
PO Box 158  
Cottonwood, ID 83522

Re: Abatement of Contaminates at the Former Prairie Elementary School on Lewiston St. in Cottonwood

Dear Mr. Hoene,

The Idaho-Lewis County Technical Education Foundation is in full support of the Cottonwood School District's pursuit of a grant to abate asbestos and lead paint at the Former Prairie Elementary School property which neighbors the St. Mary's Hospital and the Wimer Senior Living Apartments. The school facility as the potential to be a great asset for the community, with several options to provide needed services and economic growth to the people of Cottonwood and surrounding communities.

The current building being vacant with hazardous contaminants poses both a health and a welfare threat to the community. The community ranks high on the potential to be exposed to lead paint, over 80% due to most building being built prior to 1960. The potential redevelopment and reuse of the building would be by sensitive populations that exposure to asbestos and lead paint are particularly harmful. Workforce education, child care and elder care are just some of the potential uses. Being a vacant building and as such a blight on the community, it has also been a draw for illegal activity – being broken into to twice in the last year by young people.

The site has great potential as a regional technical education center and potentially as a partnership, a site for expansion for the Hospital or for recruiting a new business to the area. However, with the contaminants present, there is not any interest of even a 10% market value in the property.

The Idaho-Lewis County Technical Education Foundation has supported the effort to redevelop this property since the foundation began in 2014. We will continue to work with the Cottonwood School District to clean up the property and to put it to new use. We will pursue the development of a regional Technical Education Center at the Former Prairie Elementary School sight as it is a central hub for Idaho and Lewis Counties. The existing buildings, when remediated, will be a significant asset in our efforts to bring workforce education to this rural community.

Thank you for this opportunity to support the abatement of the Former Prairie Elementary School.

Sincerely,

A handwritten signature in black ink, appearing to read "Melisa Bryant".

**Melisa Bryant** | President

Idaho-Lewis County Technical Education Foundation, PO Box 393, Grangeville, ID 83530  
Foundation President: Melisa Bryant - (208) 983-8302 | [www.ilctefoundation.org](http://www.ilctefoundation.org)

Appendix C  
Hardship Waiver

Attachment A – School District Budget



## Appendix C – Hardship Waiver Request

### **Population Loss: from 944 (2000 Census) to 928 (2010-2014 ACS 5 Year Estimates)**

The City of Cottonwood lost 1.7% of its population between 2010 and 2014 while Idaho County saw a growth of 5%, the State of Idaho and the United States both experienced a 15.6% population growth.

### **Per Capita Income: \$18,808 (2010-2014 ACS 5 Year Estimates)**

The City of Cottonwood's per capita income is approximately

- \$10,000 below the national average
- \$4,000 below the state average
- \$700 below the county average

### **Unemployment Rates: 5.4% for Idaho County**

Being such a small city, the Bureau of Labor Statistics does not have unemployment data for Cottonwood. The 2014 ACS Survey estimated unemployment for Cottonwood at 5.2%, but with a margin of error +/-4.1. Idaho County's current unemployment insurance rate is slightly higher than the national average and higher than the state of Idaho average.

### **Poverty Rate: 21% (2010-2014 ACS 5 Year Estimates)**

Even with the unemployment rate estimated at 5.2-5.4% for Cottonwood, with its low per capita income and high poverty rate, the data suggests that rather than there being only 5% of the population looking for work, there are quite a number who are significantly underemployed and looking for either additional work or higher paying work.

	Cottonwood	Idaho County	Idaho	United States
Per Capita Income (1)	\$18,800	\$19,527	\$23,087	\$28,555
Unemployment (2)	N/A	5.4%	4.2%	5.1%
Percentage of People Below Poverty Level (1)	21%	15.9%	15.6%	15.6%
Population Change 2000-2014 (1)	(1.7)%	5%	11.2%	11.5%
(1) 2010-2014 American Community Survey 5 Year Estimates				
(2) September 2015 Bureau of Labor Statistics				

Because of the remote location, households in Cottonwood spend more than 60% of their income on housing and transportation costs. According to the Census, almost 19% of persons under 65 years old were underinsured in 2013.

The Cottonwood Joint School District #242 serves approximately 400 students and operates on a budget of app. \$2,983,000, receiving \$2,514,669 from State of Idaho Sources, \$465,348 from local sources (\$350,000 of which is the supplemental levy) and \$2,983 federal (Appendix C, Attachment A.) 32% of the students in grades 7-12 receive free/reduced lunch and 37% of the students in grades PreKindergarten-6 receive free/reduced lunch. The School District does not receive adequate state or local funding to operate; it must run a supplemental levy of \$350,000 to continue to provide quality education. The levy must be supported annually by a minimum of 51% of the popular vote to pass. While using a household average of 3, the city's residents pay a household average of \$1,140 per year in taxes just for the school levy.

The District looks to increase the levy amount in future years as the cost of public education increases and the decrease/lack of increase to state funding. Idaho's constitution requires it to balance the state budget and tax increases are very difficult and very rare to pass the popular vote. With the amount each household pays for taxes now, increases for basic education will be difficult enough to pass with a popular vote, let alone additional funds for special projects.

The School District is not able to draw on other funding sources. As for other local taxing districts, the City of Cottonwood has a very small population of 928 with 21% of its households living below the poverty level. Cottonwood experienced a severe flood on March 3, 2014 that caused over \$80,000 in damage to City property. The City had to secure federal grants to assist in repairing the immediate damage and is continuing to work on repairing and upgrading storm water drainage. The City has tapped out sources of existing state and federal assistance with this disaster.

Total project costs are \$187,129. The 20% cost share would be \$37,426. The school district can provide \$12,800 in-kind personnel costs, \$3,000 in IDEQ Voluntary Cleanup Program costs, and \$1,000 in materials. This \$16,800 is app. 8.98% of the cost share. The requested waiver is for \$20,026, app. 10.7% of the cost share.



**ANNUAL REPORT**  
**REVENUES**  
 July 1, 2014 - June 30, 2015

Line	Code	REVENUES Item	Budget	Actual Line Amounts	Totals	Line	Code	REVENUES Item	Budget	Actual Line Amounts	Totals
1	411100	Taxes-General M & O			374,654CR	40	429000	Other County			0
2	411200	Taxes-Supplemental	350,000CR	348,966CR		41	420000	TOTAL COUNTY	0	*****	
3	411300	Taxes-Emergency				42					
4	411400	Taxes-Tort	20,605CR	15,976CR		43	431100	Base Support Program	1,973,221CR	1,944,159CR	
5	411500	Taxes-Cooperative				44	431200	Transportation Support	114,959CR	139,351CR	
6	411600	Taxes-Tuition				45	431400	Except. Child SED Support			
7	411700	Taxes-Migrant				46	431500	Border Tuition Support			
8	411900	Taxes-Other	4,500CR	9,713CR		47	431600	Tuition Equivalency			
9						48	431800	Benefit Apportionment	267,658CR	264,007CR	
10	412100	Taxes-Plant Facility				49	431900	Other State Support	24,795CR	112,793CR	
11	412500	Taxes-Bond & Interest				50	432100	Driver Education Program			
12		TOTAL TAXES	375,105CR	*****		51	432400	Professional Tech Program			
13					374,654CR	52	437000	Lottery/Additional State Maint			2,550,338CR
14	413000	Penalty: Delinquent Taxes	400CR	1,668CR		53	438000	Revenue in Lieu of Taxes		7,891CR	
15						54	439000	Other State Revenue	16,930CR	82,137CR	
16	414100	Tuition - Individuals				55	430000	TOTAL STATE	2,397,563CR		
17	414200	Tuition-Dist. in Idaho				56	442000	Indirect Unrestricted Fed.			
18	414300	Tuition-Out of State Dist.				57	443000	Direct Restricted Federal			
19						58	445100	Title I - ESEA			
20	415000	Earnings on Investments	800CR	1,883CR		59	445200	Title VI, EAEA-Innov. Pract.			
21						60	445300	Perkins III-Voc. Tech. Act			
22	416100	School Food Service				61	445400	Adult Education			
23	416200	Meal Sales: Non-Reimb.				62	445500	Child Nutrition Reimburse			
24	416900	Other Food Sales			19,613CR	63	445600	Title VI-B IDEA			0
25						64	445900	Other Ind. Restricted Fed.			
26	417100	Admissions/Activities				65	448200	Impact Aid - P.L. 874			
27	417200	Bookstore Sales				66	440000	TOTAL FEDERAL	0	*****	
28	417300	Clubs, Org., Dues, Etc.				67					
29	417400	School Fees & Charges				68	451000	Proceeds:Bonds,Capital...			1,183CR
30	417900	Other Student Revenues				69	453000	Sale of Fixed Assets	150CR	1,183CR	
31						70	450000	TOTAL OTHER	150CR	*****	
32	418100	Community Service				71					
33						72					
34	419100	Rentals	800CR	3,685CR		73		TOTAL REVENUES	2,779,318CR	*****	2,982,788CR
35	419200	Contributions/Donations				74					
36	419300	Transportation Fees				75	460000	TRANSFERS IN	37,000CR	37,000CR	
37	419900	Other Local	4,500CR	12,377CR		76					
38		TOTAL OTHER LOCAL	6,500CR	*****		77					
39	410000	TOTAL LOCAL (Line 12 + Line 38)	381,605CR	*****	394,267CR	78	400000	TOTAL REVENUE & TRANS. (Line 73 + Line 75)	2,816,318CR	*****	

**ANNUAL REPORT**  
**EXPENDITURES**  
 July 1, 2014 - June 30, 2015

Line	Code	EXPENDITURES Functions/Programs	Budget	Total Actual	100 Salaries	200 Benefits	300 Purchased Services	400 Supplies Materials	500 Capital Objects	600 Debt Retirement	700 Insurance- Judgment	800 Transfers
1	512	Elementary School Prog.	954,549	852,642	548,300	209,792	64,956	29,594				
2	515	Secondary School Prog.	1,100,289	1,055,426	645,823	233,285	146,991	27,514	1,813			
3	517	Alternative School Prog.										
4	519	Vocational-Technical Prog.										
5	521	Exceptional Child Program	163,325	140,611	98,680	38,071	2,191	1,669				
6	522	Preschool Exceptional Prog.										
7	524	Gifted & Talented Program										
8												
9	531	Interscholastic Program										
10	532	School Activity Program										
11												
12	541	Summer School Program										
13	542	Adult School Program										
14	546	Detention Center Program										
15	500	TOTAL INSTRUCTION	2,218,163	2,048,679	1,292,803	481,148	214,138	58,777	1,813	0	0	0
16												
17	611	Attend-Guidance-Health Prog.	56,359	51,640	34,902	16,694		44				
18	616	Special Services Program	1,000	24,985			24,985					
19												
20	621	Instruction Improvement Prog.										
21	622	Educational Media Program	58,567	30,555	18,028	9,740	2,074	713				
22	623	Instruction-Related Tech Prog.										
23												
24	631	Board of Education Program	7,000	3,039			3,039					
25	632	District Administration Prog.	167,683	139,828	86,325	35,145	15,235	2,411			712	
26												
27	641	School Administration Program	229,417	217,704	153,257	59,781	3,911	755				
28												
29	651	Business Operation Program										
30	655	Central Service Program										
31	656	Admin Technology Service										
32												
33	661	Bldg-Care Prog. (Custodial)	100,191	88,867	40,206	25,669		10,076	608		12,308	
34	663	Maint-Non Student Occupied										
35	664	Maint-Student Occupied Bldgs	114,247	88,662	44,375	19,413	10,727	14,147				
36	665	Maintenance - Grounds	34,632	18,159	11,178	3,682		1,774	1,525			
37	667	Security Prog.	7,500	2,885			1,929	956				
38												
39	681	Pupil-to-School Trans. Prog.	190,956	170,382	92,175	21,242	6,046	47,259			3,660	
40	682	Pupil-Activity Trans. Prog.	13,450	11,609	10,175	1,434						
41	683	General Transportation Prog.	4,580	2,970			353	820			1,797	





## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Cottonwood Joint School District #242

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

82-6003404

\* c. Organizational DUNS:

1000149010000

d. Address:

\* Street1:

1916 East Street

Street2:

\* City:

Cottonwood

County/Parish:

\* State:

ID: Idaho

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

83522-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Rene '

Middle Name:

\* Last Name:

Forsmann

Suffix:

Title:

Superintendent

Organizational Affiliation:

\* Telephone Number:

208-962-3971

Fax Number:

\* Email:

rfors@sd242.org



## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

G: Independent School District

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

\* Title:

FY16 Guidelines for Brownfields Cleanup Grants

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Former Prairie Elementary School

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant ID-001

\* b. Program/Project ID-001

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date: 10/01/2016

\* b. End Date: 09/30/2019

**18. Estimated Funding (\$):**

* a. Federal	150,303.00
* b. Applicant	20,026.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	170,329.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name: Rene

Middle Name:

\* Last Name: Forsmann

Suffix:

\* Title: Superintendent

\* Telephone Number: 208-962-3971 Fax Number: 

\* Email: rfors@242.org

\* Signature of Authorized Representative: Completed by Grants.gov upon submission. \* Date Signed: Completed by Grants.gov upon submission.